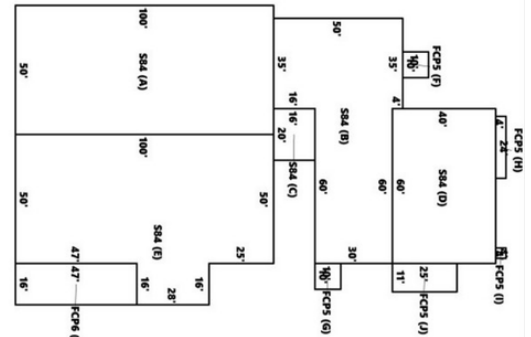




796 20<sup>TH</sup> ST NE - HICKORY, NC - CATAWBA COUNTY

## High-Powered Warehouse in Hickory

*16,718 SQFT flex warehouse with complete loading capability*

OFFERED AT  
**\$5,000/MO**

**16500+ SQFT**  
 OFFICE SPACE

**LOADING DOCK**  
 ADDITIONAL DRIVE UP DOCK

**IND**  
 ZONING

Located at 796 20th St NE, Hickory, NC, this exceptional 16,718 sq ft freestanding industrial facility—formerly a successful upholstery business—offers the perfect blend of operational versatility, heavy infrastructure, and seamless logistics. The interior features 750 sq ft of dedicated administrative office space alongside four distinct, open work areas tailored for streamlined assembly, compartmentalized storage, or light manufacturing. Outfitted with heavy-duty 3-phase power to support demanding machinery, the property also comes fully equipped for distribution with two delivery-height docks, one dedicated loading dock, and a ground-level door for maximum accessibility.

### PROPERTY FACTS

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| <b>PIN</b>       | <a href="#">371320708353 (Catawba County)</a>                      |
| <b>ZONING</b>    | IND                                                                |
| <b>UTILITIES</b> | Water and sewer included                                           |
| <b>HEAT/COOL</b> | Heated warehouse, office is heated and cooled                      |
| <b>FEATURES</b>  | 12' - 14'+ ceilings, 480/277 volt and 208/120 volt power available |



FOR INQUIRIES

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