



227 2<sup>ND</sup> AVE SW - HICKORY, NC - CATAWBA COUNTY

## Downtown Hickory Space w/ Fenced Yard

*Warehouse space just blocks from Union Square*

OFFERED AT  
**\$1,500/MO**

**1,800 SQFT**  
 WAREHOUSE

**130 SQFT**  
 OFFICE SPACE

**C-1**  
 ZONING

Discover the new possibilities at this secure 1,800 square foot lower-level space in Downtown Hickory. It is well-equipped with a 10' x 9' ground-level door, 10'7" ceilings, as well as a fenced yard and paved parking area. To ensure the comfort and functionality of whatever business occupies, there is approximately 130 square feet of office space with a window unit and a private restroom. The property is situated a mere two blocks from Union Square and only one block from the Hickory Police Department.

Call Gavin - 828.234.7676

### PROPERTY FACTS

|                  |                                                             |
|------------------|-------------------------------------------------------------|
| <b>PIN</b>       | <a href="#">370207583501 (Catawba County)</a>               |
| <b>ZONING</b>    | C-1                                                         |
| <b>UTILITIES</b> | Included!                                                   |
| <b>HEAT/COOL</b> | Window Unit in Office Space                                 |
| <b>FEATURES</b>  | Private bathroom, dedicated office space, ground level door |



FOR INQUIRIES

**GAVIN MITCHELL**

Broker · Boyd & Hassell Industrial & Commercial Properties, Inc.

**CELL** 828.234.7676  
**OFFICE** 828.322.1723  
**EMAIL** [gavin@bhicp.com](mailto:gavin@bhicp.com)  
**WEB** [bhicp.com](http://bhicp.com)

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Call Gavin 828.234.7676

Email Gavin

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