



1990 MAIN AVE SE - HICKORY, NC - CATAWBA COUNTY

Unmatched Versatility & Scale

High-Bay Warehouse Meets Dynamic Multi-Use Space in Hickory's Prime Corridor

OFFERED AT

\$2,490,000

56,000+ SQFT

CAMPUS

12,000+ SQFT

WAREHOUSE

IND

ZONING

Exceptionally versatile commercial complex featuring two interconnected facilities totaling over 56,000 SF on 3.13 acres in Hickory's thriving industrial corridor. The property combines a spacious 27,000+ SF building engineered for office, classroom, or multi-use operations with an adjacent building boasting a 12,000+ SF warehouse equipped with tall clear heights and dedicated support offices. With immediate access to US-70 and I-40, this multi-functional site offers the ultimate operational flexibility for regional headquarters, technical training centers, distribution hubs, or light manufacturing enterprises.

PROPERTY FACTS

PIN	371207687977 (Catawba County)
ZONING	IND
UTILITIES	Duke Power, City of Hickory Water and Sewer
HEAT/COOL	Central Heating and Air in both buildings
FEATURES	20'7" ceiling height in warehouse, 13'9"x12' roll up door, 3 Phase/480 Volt service in both buildings
VIDEO	Link!



FOR INQUIRIES

GAVIN MITCHELL

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

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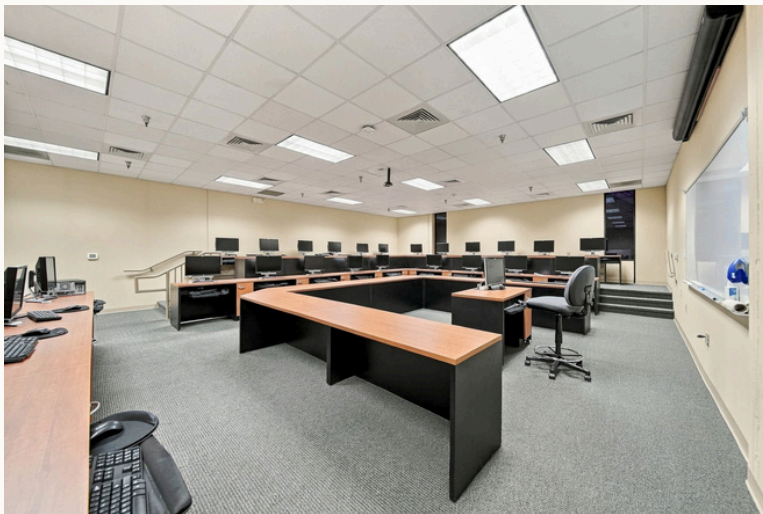
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Power

- Buildings are metered separately
- *Classroom Side:* 3,000 Amp 480Volt 3 Phase service
- *Warehouse Side:* 1,600 Amp 480Volt 3 Phase service

Heating/Cooling

- *Classroom Side:* 11 out of 15 Rooftop AC units have been replaced with Trane units between 2022-2024. Additional 2 existing Mitsubishi Mr. Slim mini-splits.
- *Warehouse Side:* 10 existing Trane Rooftop units and 2 Mitsubishi Mr. Slim mini splits

Doors

- *Warehouse side:* 13'9" x 12' loading door
- *Classroom side:* One (1) 10'11" x 12'8" ground level door that comes in from the breezeway and two (2) 6'10" x 12'5" loading doors with ramps that come into classrooms from the East side

Additional Features

- 20'7" to ceiling joists in warehouse
- ~140 parking spaces
- Air Compressor Model SSR-EP50 with an adjacent Dryer model TS200
- 4 banks of restrooms and 2 private bathrooms on classroom side
- 4 private bathrooms on warehouse side



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