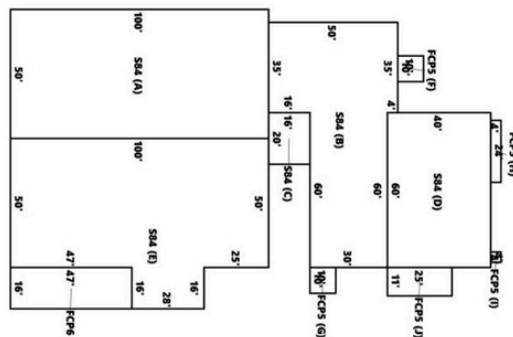




796 20TH ST NE - HICKORY, NC - CATAWBA COUNTY

High-Powered Warehouse in Hickory

16,718 SQFT flex warehouse with complete loading capability

OFFERED AT
\$4,500/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

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



FOR INQUIRIES

GAVIN MITCHELL

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

CELL 828.234.7676
OFFICE 828.322.1723
EMAIL gavin@bhicp.com
WEB bhicp.com

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Call Gavin 828.234.7676 Email Gavin Visit bhicp.com View on County GIS

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