



## \$2,250/MO

Discover the perfect space for your business in the vibrant OLLE Arts District of Downtown Hickory. Coming soon, one can combine the 2x lower level spaces (via internal ramp) and get a 5,200 square foot space. Enjoy ample vertical space needed for creative and functional possibilities with 16 foot ceilings in half and a large green space for outdoor storage.

**1020-1022B 3RD**

**AVE DR NW**

*Hickory*

**GAVIN MITCHELL**

Real Estate Broker

(828) 322-1723 [gavin@bhicp.com](mailto:gavin@bhicp.com)



BOYD & HASSELL  
**BHIC**  
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

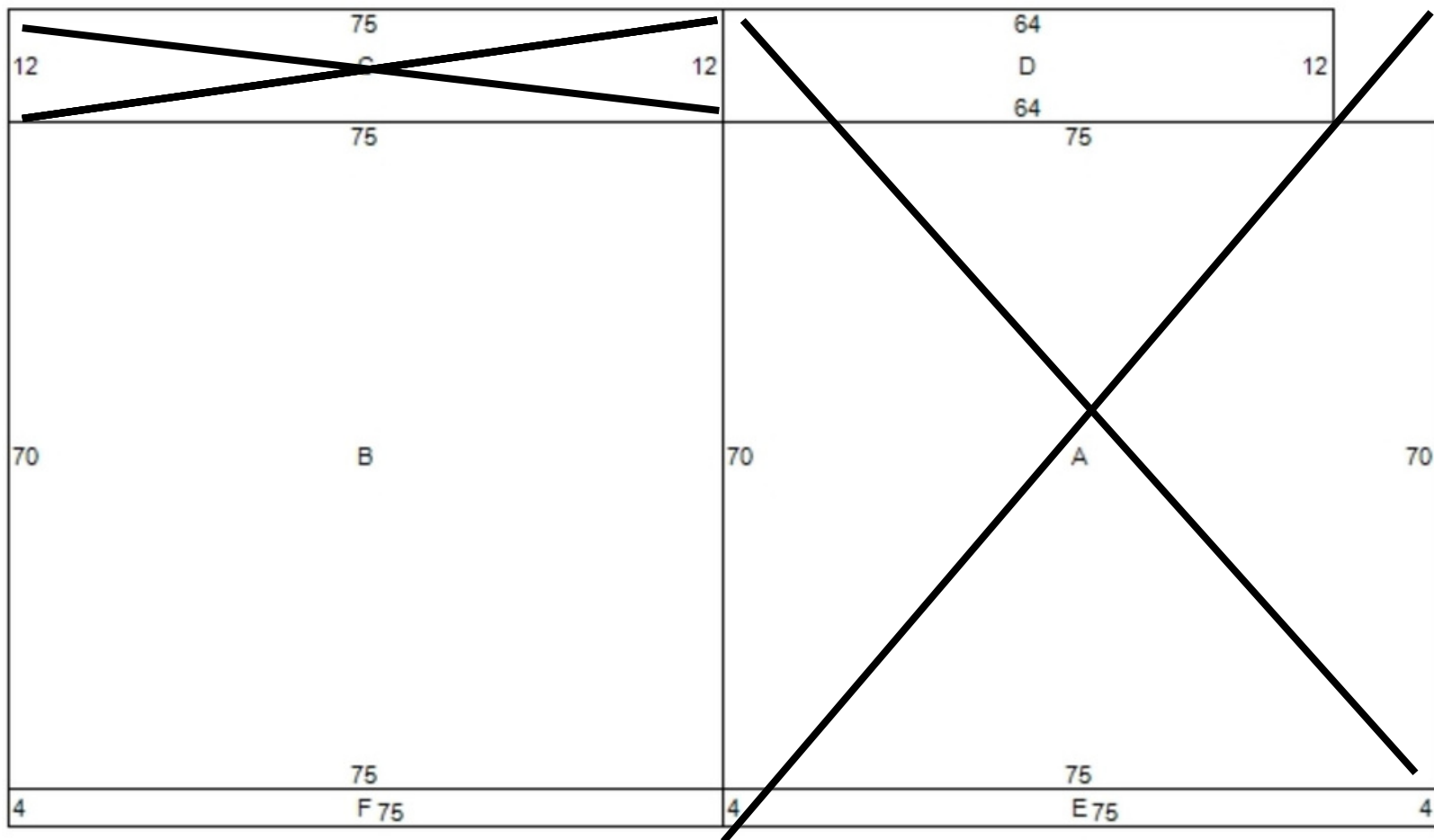


# PROPERTY HIGHLIGHTS & PHOTOS



200 FIRST AVENUE NW, SUITE 507, HICKORY, NC 28601

# FLOORPLANS & PROPERTY HIGHLIGHTS



**TWO RESTROOMS**

**FLUORESCENT  
LIGHTING**

**16' CEILINGS**

**PAVED/GRAVEL  
PARKING**

**FLUORESCENT  
LIGHTING**

**IN THE OLLE  
ARTS DISTRICT**

**INTERNAL  
RAMP**







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