



1950 Fairgrove Church Rd SE, Newton, NC 28658

**\$925,000**

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Industrial | 15,000 SqFt

Broker/Agent of Record: Kelly Johnson (License: 260053)



John Gilleland  
NC 216404  
704.735.0099

Listing Added: Yesterday

Listing Updated: Yesterday



Got any questions? I'm happy to help.

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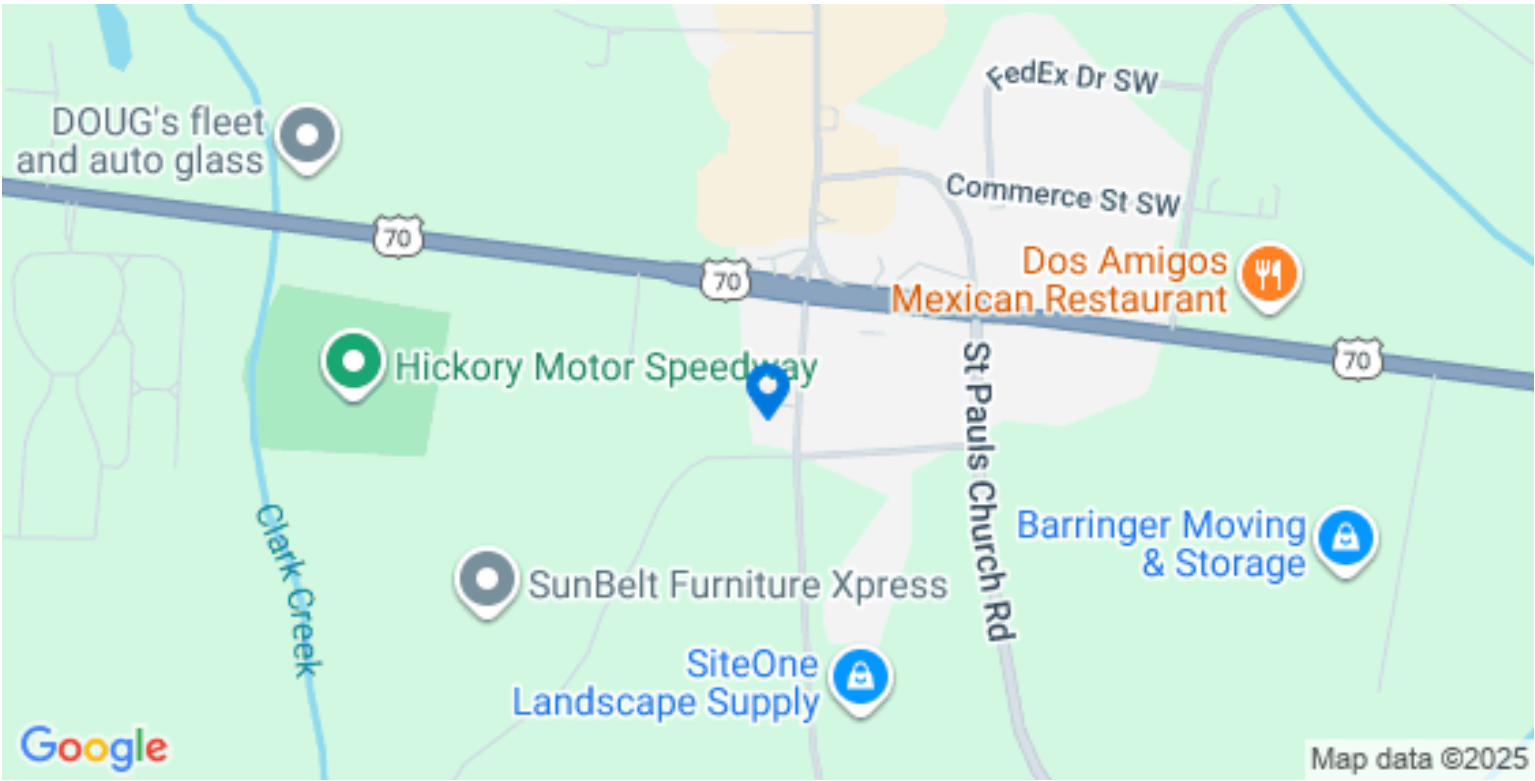
Details

Asking Price	\$925,000	Property Type	Industrial, Office
Sub Type	Warehouse	Square Footage	15,000
Price per SqFt	\$61.67	Year Built	1985
Zoning	C-3	Lot Size (acres)	1.4
Loading Docks	1		

Marketing Description

Prime commercial opportunity in the northwest portion of Catawba County, located within the Hickory city limits. This brick office/warehouse building offers a total of approximately 15,000± square feet, featuring 2,340 SF of office space and 12,660 SF of warehouse space, ideal for a wide range of commercial, distribution, or service-based users. The warehouse is equipped with 4 bay doors with one being a loading dock, providing efficient access for shipping and receiving. Situated on a 1.4-acre lot, the property boasts outstanding visibility and accessibility with 343± feet of road frontage along Fairgrove Church Road SE and an additional 184± feet along 20th Avenue SE. Zoned C-3 Regional Commercial, this site allows for a broad mix of retail, service, and commercial uses serving both local and regional markets. With daily traffic counts of approximately 5,000–9,999 vehicles on Fairgrove Church Road, this property is well-positioned for businesses seeking exposure, functionality, and growth in the Hickory, NC commercial real estate market. Building is leased and tenant occupied until 2/28/26. The office area has Central heating and air-conditioning. The warehouse area has gas drop heater units and ceiling fans. New roof 2/2024. HVAC new in 2022 and is serviced biannually.

Location (1 Location)





Property Photos (22 photos)

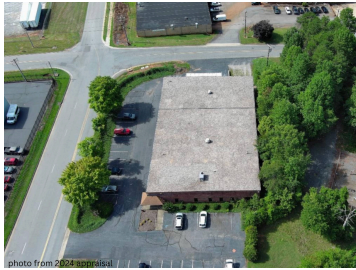


photo from 2024 appraisal



photo from 2024 appraisal



photo from 2024 appraisal

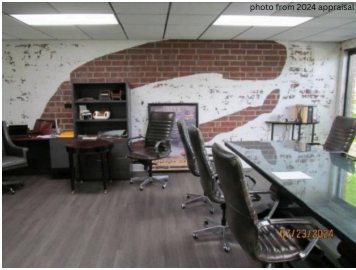


photo from 2024 appraisal

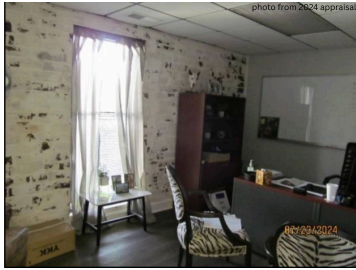


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