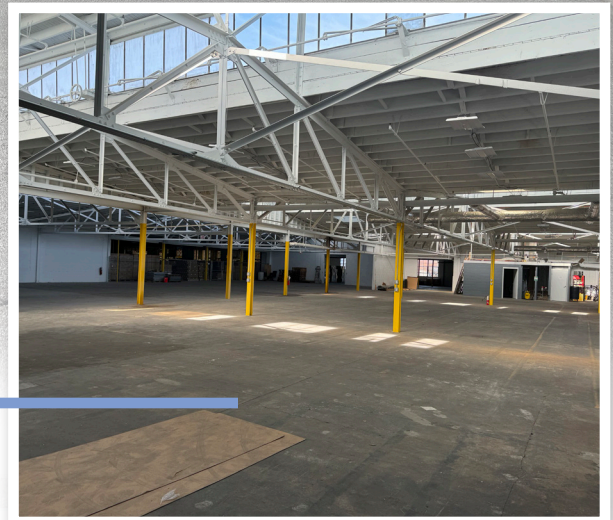


585

11TH ST NW



±74,356 sf
Industrial Building
for Sale or Lease



HICKORY, NORTH CAROLINA

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**AVISON
YOUNG**

INDUSTRIAL BUILDING FOR SALE OR LEASE

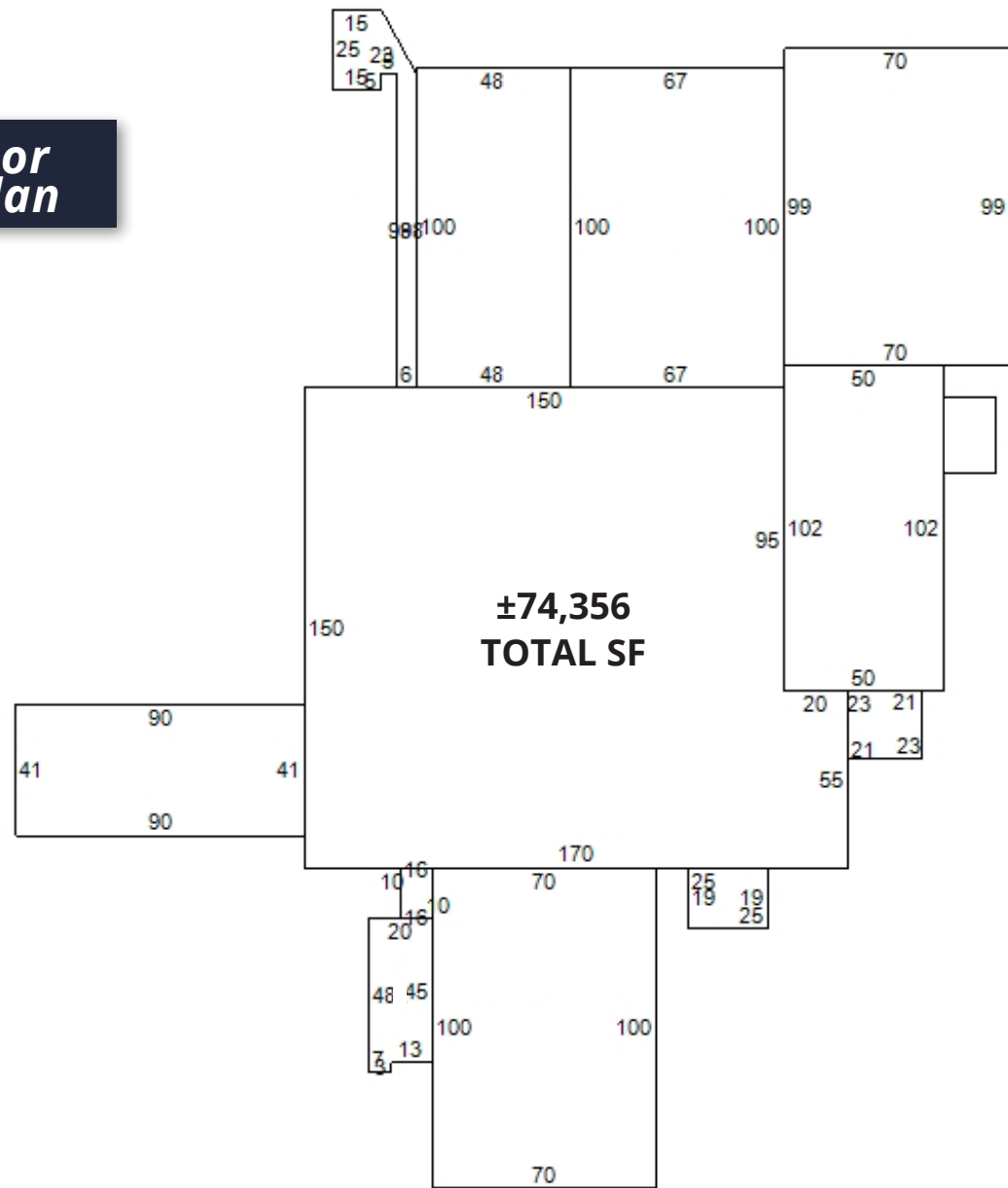
585 11th St NW, Hickory, North Carolina



This versatile warehouse offers **±74,356 total sf across two (2) connected units accessible by elevator**, making it ideal for storage, distribution, and logistics. The ±22,000 sf main area is temperature-controlled and includes a restroom, while the ±13,188 sf showroom section features office space, a drive-in loading dock, and staging area. With ceiling heights ranging from 12' - 18', five (5) dock-high loading

doors, and ample vertical space, the property is equipped to meet diverse operational needs. Recent upgrades include fresh paint, a new HVAC system, LED lighting, roof section, asphalt, and as well as forty-four (44) additional parking spaces. Situated along the city's planned new river walk, this warehouse benefits from excellent natural light and a prime location.

Floor Plan



Property details

Parcel ID:	729316925970
Total SF:	±74,356 SF
Warehouse SF:	±61,168 SF
Office SF:	±13,188 SF
Acreage:	±4.18 AC
Year Built:	1946 / 2023
Building Height:	20'
Clear Height:	12' - 18'
Dock High Doors:	Five (5)
Drive-In Doors:	One (1)
Structure:	Block
Sprinkler:	Wet
Lighting:	LED
Roof:	Metal, Rubber
Auto Spaces:	±44 spaces



Tenant	SF	LXP
Kelvin Crisp	±19,200	10/5/2025
Donnie Hicks	±20,000	4/1/2026
Vacant Space	±35,156	
NOI		\$268,660

CALL BROKERS FOR PRICING INFORMATION

Business Nearby



Location & travel



HIGHWAY 321
±1.1 miles



HIGHWAY 70
±2.1 miles



INTERSTATE 40
±3.4 miles



NORFOLK SOUTHERN
RAILWAY SYSTEM
±0.1 mile

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