

FOR SALE

2146 Highland Ave NE Hickory, NC

3.27 ACRES | ±54,986 SF BUILDING | ±1,100 SF OFFICE



Situated on 3.27 acres of industrially zoned land, this property offers a versatile layout with a combination of warehouse and office space. With approximately ±1,100 SF of office space, including four private offices, two restrooms in the warehouse, and two in the office area.

CALL BROKERS FOR PRICING

FOR MORE INFO, CONTACT

EZRA LEAK | eleak@trinity-partners.com | 704.299.7134

THOMAS PASSEANT | tpassenant@trinity-partners.com | 704.345.2185

**TRINITY
PARTNERS**

PROPERTY DETAILS



PROPERTY SUMMARY

Building Size (SF):	±54,986 SF
Lot Size (Acres):	3.27 AC
Construction Type:	Masonry
Year Built:	1963
Zoning:	Industrial
Roof Type:	TPO
Roof Age:	2022
Clear Height (Lowest Point):	10' - 16' Clear
Column Spacing:	51 x 24
Sprinkler System:	Wet
Dock Doors:	5
Dock Door Details:	9' x 10', Mechanical Levelers, Seals/Shelters
Drive-In Door:	1
Power Supply:	200A, Single Phase
Lighting:	LED 2021 OR 2022
Water Supply & Sewer:	City of Hickory
Restrooms:	(2) in warehouse, (2) in office
Office Area (SF):	±1,100 SF (includes 4 private offices) New paint, new floors, new fixtures
Security System:	Yes

RECENT UPGRADES

- New TPO Roof (2022)
- LED Lighting (2021/2022)
- New Paint, Flooring, and Fixtures

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PROPERTY SITE

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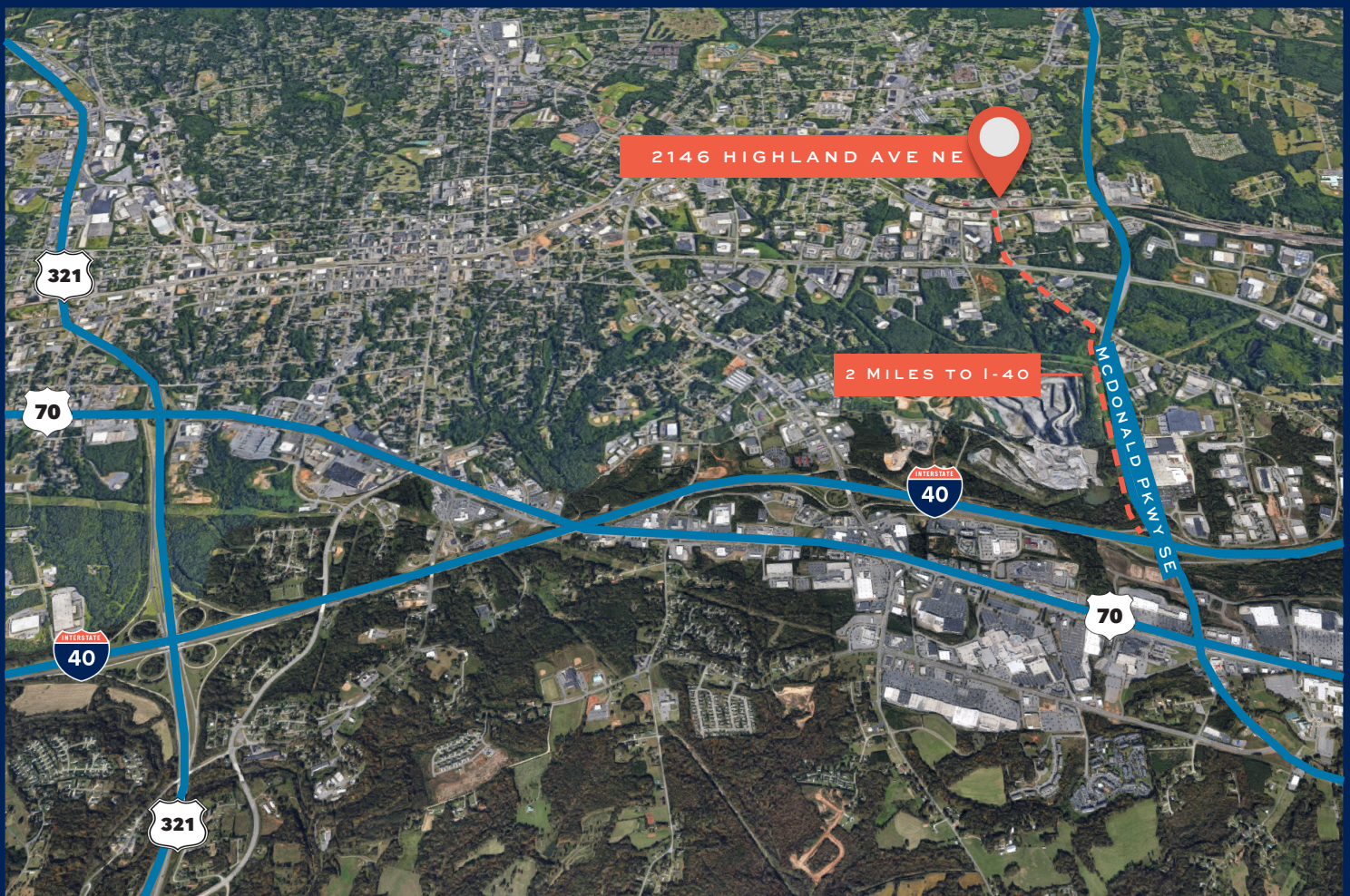
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LOCATION

HICKORY, NC

Located in Hickory, NC, a city with a rich manufacturing history and a growing industrial sector, this property benefits from a skilled workforce and a business-friendly environment. Hickory offers a desirable quality of life with a variety of recreational activities, cultural attractions, and convenient access to major transportation routes. This property is ideal for light manufacturing, distribution, warehousing, or any business seeking a functional and adaptable space in a thriving industrial hub. Don't miss this opportunity to acquire a strategically located asset in the heart of Hickory.



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