

FOR SALE

\$1,960,000

# THE ART MILL

719 Old Lenoir Road NW

Hickory, NC 28601 | Catawba County

72,557 SF Industrial Warehouse on 1.996 Acres

Built 1943 | Renovated 2024 | Zoned IND

72,557

TOTAL SF

1.996

ACRES

59

PARKING

~\$27

PER SF

Masonry & Steel

Loading Docks

Sprinkler System

Gated & Secured

Hardwood Floors

# PROPERTY DETAILS

719 Old Lenoir Road NW

## PROPERTY OVERVIEW

- ~ **72,557 SF** industrial warehouse / commercial
- ~ **Heavy-duty** masonry & steel construction
- ~ **Two-story** on nearly 2 acres (86,915 SF lot)
- ~ **Structural:** steel trusses, wood plank sheathing
- ~ **Original hardwood floors** throughout both floors
- ~ 1st Floor: 44,660 SF | 2nd Floor: 27,897 SF

## BUILDING FEATURES

- ~ **Loading docks** with multiple dock-high doors
- ~ **Material lift:** BendPak HD-9 (9,000 lb capacity)
- ~ **Sprinkler system:** wet pipe throughout
- ~ **Secured:** chain link fencing with gated entry
- ~ **Parking:** 59 paved spaces with 1 ADA space
- ~ **Utilities:** public water, sewer, & streets
- ~ **Foundation:** 8-inch concrete perimeter walls
- ~ **Ventilation:** 24-inch vent pipes installed

## STRUCTURAL CERTIFICATION

- ~ **Certified structurally sound** by licensed PE (March 2025)
- ~ **Compliant** with 2018 NC Building Code
- ~ No structural deficiencies identified
- ~ Lift foundation PE-certified (April 2025)
- ~ Full engineering reports available

## ADJACENT PROPERTIES

- ~ Tetra Investments LLC (north)
- ~ Fuse Properties (south)
- ~ Lucille Workman Herman Heirs (southwest)
- ~ NCDOT R/W acquisition recorded

## CONFIGURED SPACES

- ~ **WAREHOUSE:** open warehouse / storage
- ~ 32,947 SF
- ~ **FLEX SPACE:** additional flex / commercial space
- ~ 14,336 SF
- ~ **Second Floor:** additional commercial suites
- ~ 27,897 SF
- ~ **Upfit-ready:** proposed multi-tenant layouts available

## INVESTMENT HIGHLIGHTS

- ~ **Versatile:** warehouse, office, retail, flex
- ~ **Upside:** proposed layouts for 10+ suites
- ~ **Character:** historic mill with modern renovation
- ~ **Value:** massive footprint at ~\$27/SF
- ~ **Turn-key:** multiple spaces move-in ready
- ~ **Scale:** two-story adds density & flexibility

## CURRENT RENTAL INCOME

5 tenants currently in place:

Tenant 1:	<b>\$1,600/mo</b>
Tenant 2:	<b>\$950/mo</b>
Tenant 3:	<b>\$425/mo</b>
Tenant 4:	<b>\$300/mo</b>
Tenant 5:	<b>\$1,200/mo</b>
<b>TOTAL MONTHLY:</b>	<b>\$4,475/mo</b>
	(\$53,700 annually)

## SITE DATA

Parcel ID:	<b>279316935671</b>
Total Acreage:	<b>1.996 acres (86,915 SF)</b>
Building Coverage:	<b>53.37% (46,412 SF)</b>
Pavement Coverage:	<b>35.62%</b>
Open Space:	<b>11.01%</b>
Existing BUA:	<b>89.99%</b>
Last Sale:	<b>\$1,300,000 (March 2024)</b>
Year Built:	<b>1943</b>
Year Renovated:	<b>2024</b>
Construction:	<b>Masonry &amp; Metal</b>

## INFRASTRUCTURE

Water:	<b>Public</b>
Sewer:	<b>Public</b>
Streets:	<b>Public</b>
Fire Hydrants:	<b>Existing (3 on-site)</b>



## CURRENT ZONING

- ~ **Current:** IND (Industrial)
- ~ **Status:** No change required for current use

### C-2 REZONING ELIGIBLE

Property qualifies for C-2 (General Commercial)

## PERMITTED USES — IND

- ~ Warehouse & Freight Movement
- ~ Manufacturing & Assembly
- ~ Wholesale Trade & Distribution
- ~ Vehicle Storage & Fleet Operations
- ~ Contractor & Construction Offices
- ~ Research & Development Facilities

## ADDITIONAL C-2 USES

- ~ Retail Sales & Services
- ~ Restaurants & Food Service
- ~ Professional & Medical Offices
- ~ Entertainment & Recreation
- ~ Multi-tenant Commercial Suites
- ~ Event Venues & Gathering Spaces
- ~ Personal Services (salons, etc.)

## BUILDING SETBACKS

Front:	<b>30 ft</b>
Street:	<b>30 ft</b>
Side:	<b>10 ft</b>
Rear:	<b>20 ft</b>

## LOCATION HIGHLIGHTS

- ~ Hickory, NC — Catawba County
- ~ Direct access to US-321 corridor
- ~ Minutes from I-40 interchange
- ~ Dual frontage: Old Lenoir Rd & 7th Ave NW
- ~ Paved road access on two sides
- ~ Established industrial / commercial corridor
- ~ Charlotte metro: ~60 miles southeast
- ~ Asheville: ~75 miles west via I-40

## PARKING & ACCESS

Total Provided:	<b>59 spaces</b>
ADA Compliant:	<b>1 designated space</b>
Surface:	<b>Paved asphalt</b>
Access Points:	<b>Multiple gated entries</b>
Loading:	<b>Dock-high doors, ramp</b>

## WHY THIS PROPERTY

- **Scale at a Price Point:** At approximately \$27 per square foot, this property delivers over 72,000 SF of usable space — a rare find in the Hickory market at this price.
- **Renovation Already Done:** The 2024 renovation reduces the capital expenditure burden on a new owner.
- **Flexible Configuration:** With warehouse, flex, and second-floor commercial space, the building supports single-user or multi-tenant strategies out of the box.
- **C-2 Upside:** The ability to rezone to C-2 General Commercial dramatically expands the revenue potential.
- **Structural Confidence:** PE-certified structural integrity (March 2025) gives buyers assurance that the building is code-compliant and investment-ready.
- **Location:** Situated in the heart of Hickory's industrial corridor with dual road frontage, proximity to I-40 and US-321, and full public utilities.