



\$1,099,000

1410 13TH ST SW HICKORY, NC

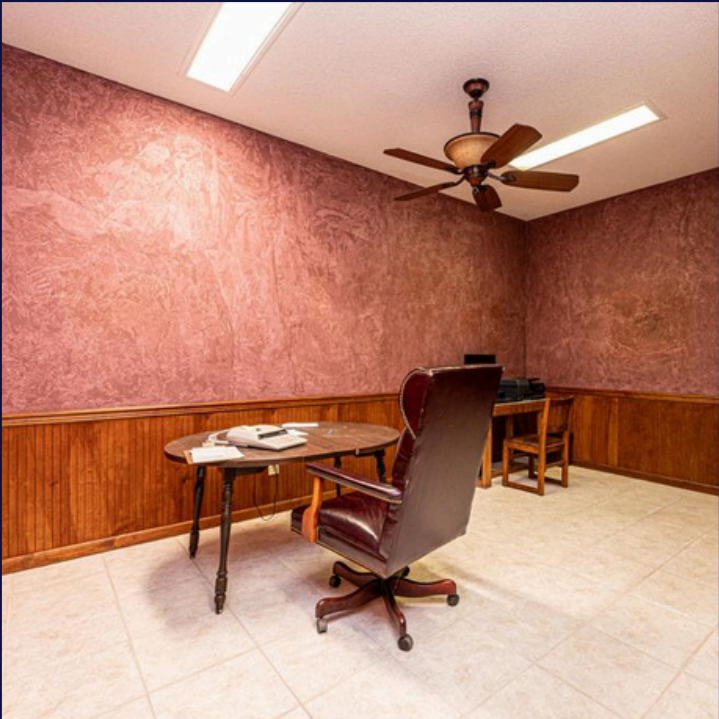
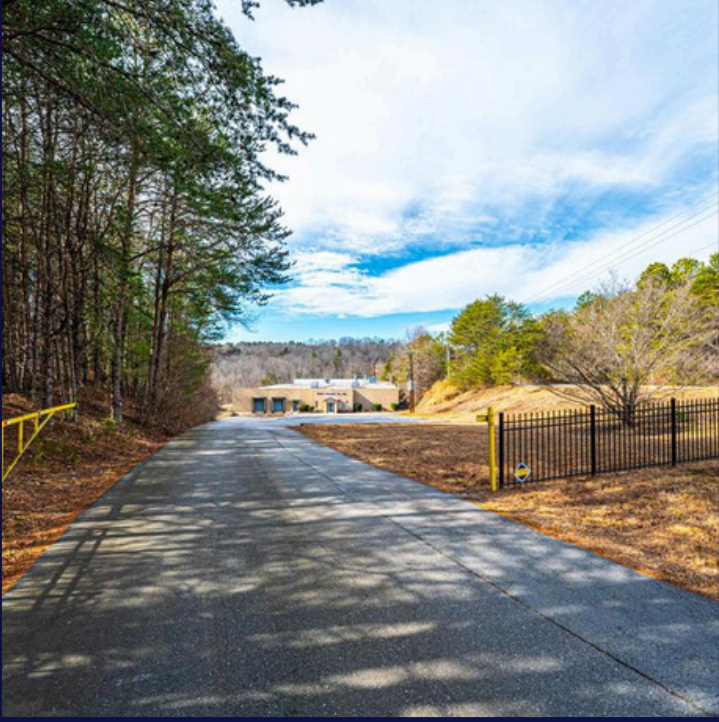
Unlock the potential of this expansive 24,418 sq ft manufacturing warehouse, now available for sale at \$1,225,000. Featuring 3 dock doors, 2 ground-level doors, 6 private restrooms, a blend blend of functionality and comfort. The space boasts LED lighting, 12'-16' ceilings, concrete warehouse floors, carpeted offices, electric heat, and central AC. Paved and gravel parking, security system, and a gated entrance ensure convenience and safety. With 3-phase power (480V, 1200A) and a pre-installed boiler, this property is a strategic investment opportunity. Adjacent, 4.99 acre lot also available (PIN #279220827144)

CONTACT INFO

BARRETT MITCHELL
barrett@bhicp.com
(828) 322-1723



PROPERTY HIGHLIGHTS & PHOTOS

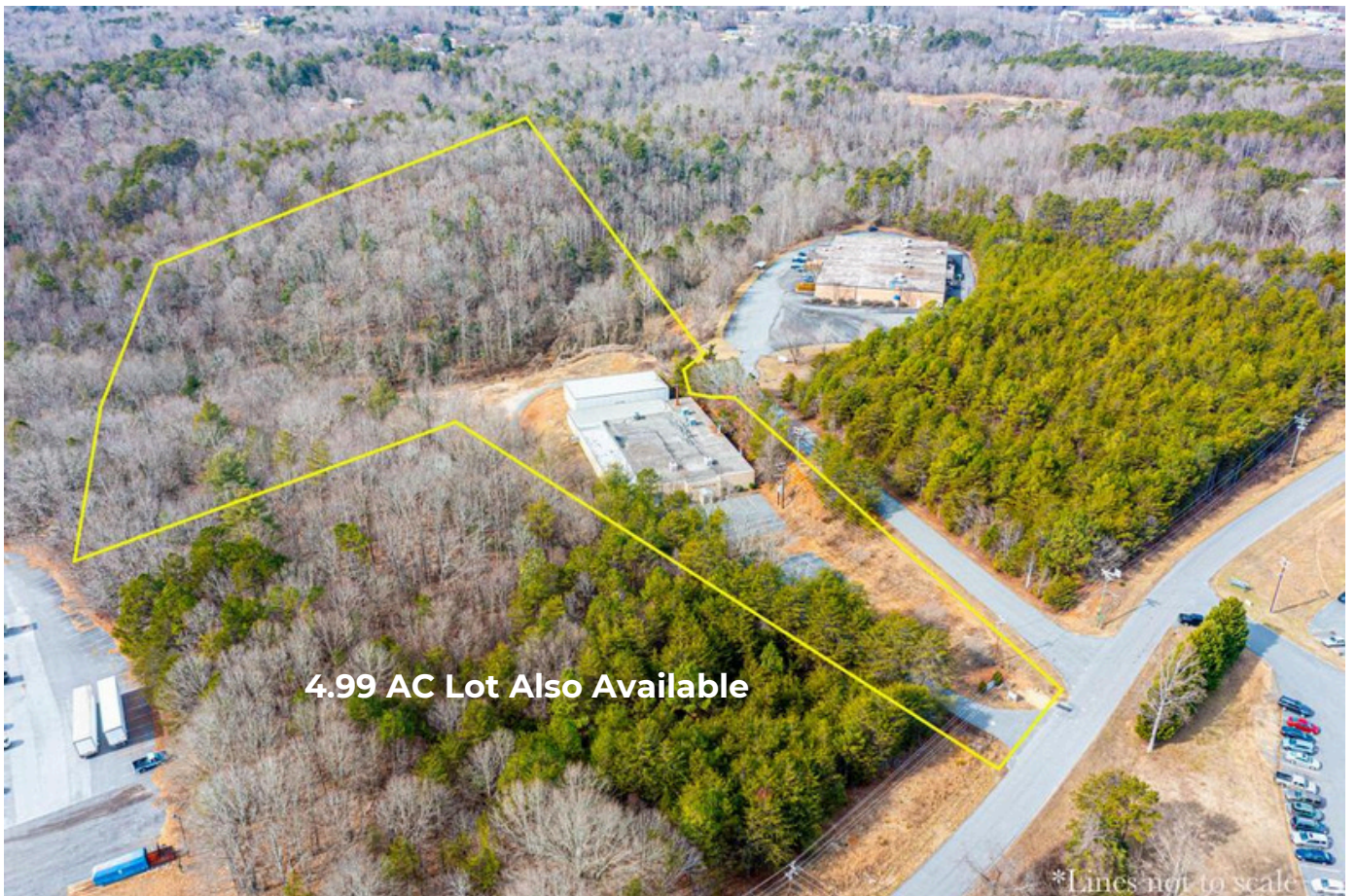


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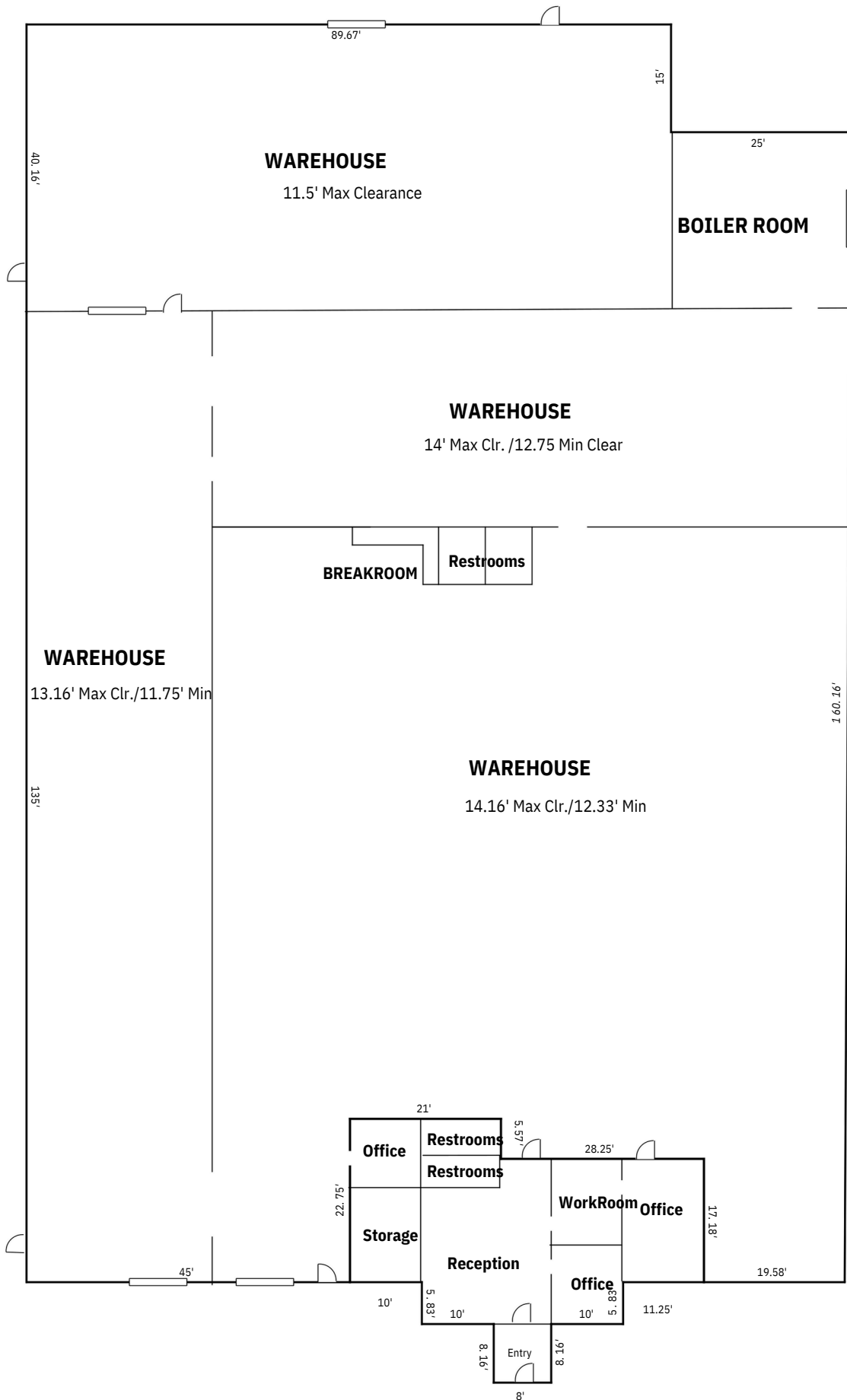
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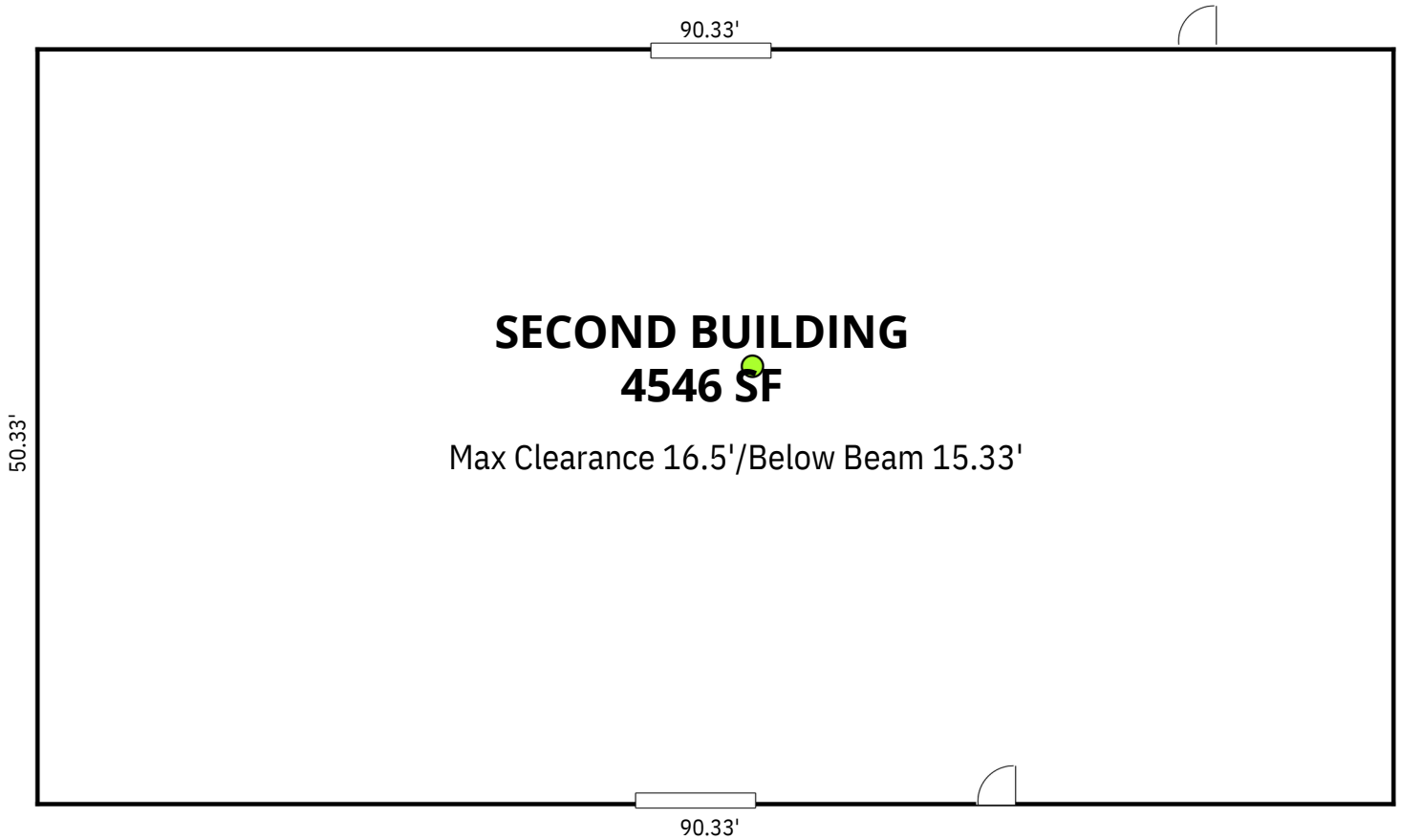


BOYD & HASSELL
BHIC
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.



FLOORPLANS





**ELECTRIC HEAT
& AIR CONDITIONING**

PRIVATE RESTROOMS

3-PHASE POWER
480V/1200AMP

THREE DOCK DOORS

**TWO GROUND LEVEL
DOORS**

**SECURITY SYSTEM &
GATED ENTRANCE**

13.24 AC