



Hickory Industrial For Lease

This adaptable ±74,356 SF warehouse spans two (2) connected units with elevator access, making it well-suited for storage, distribution, and logistics operations. Close proximity to 321 and I-40. 22000 Sf is climate controlled. This property has % dock-high doors, one Drive-In-Door, LED lighting and wet spinkler system. The property includes ample parking. Section can be demized for smaller users.



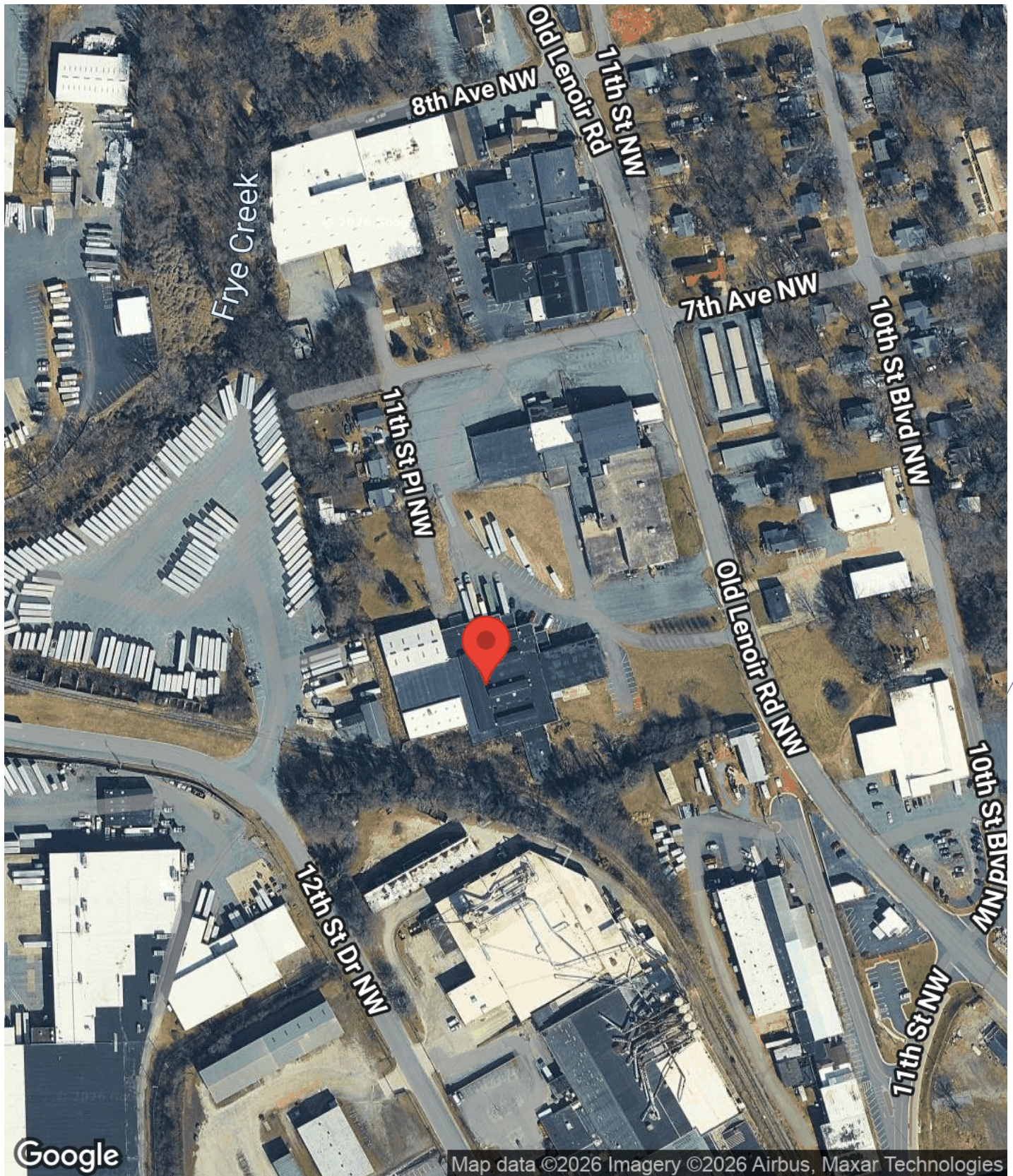
Property Summary

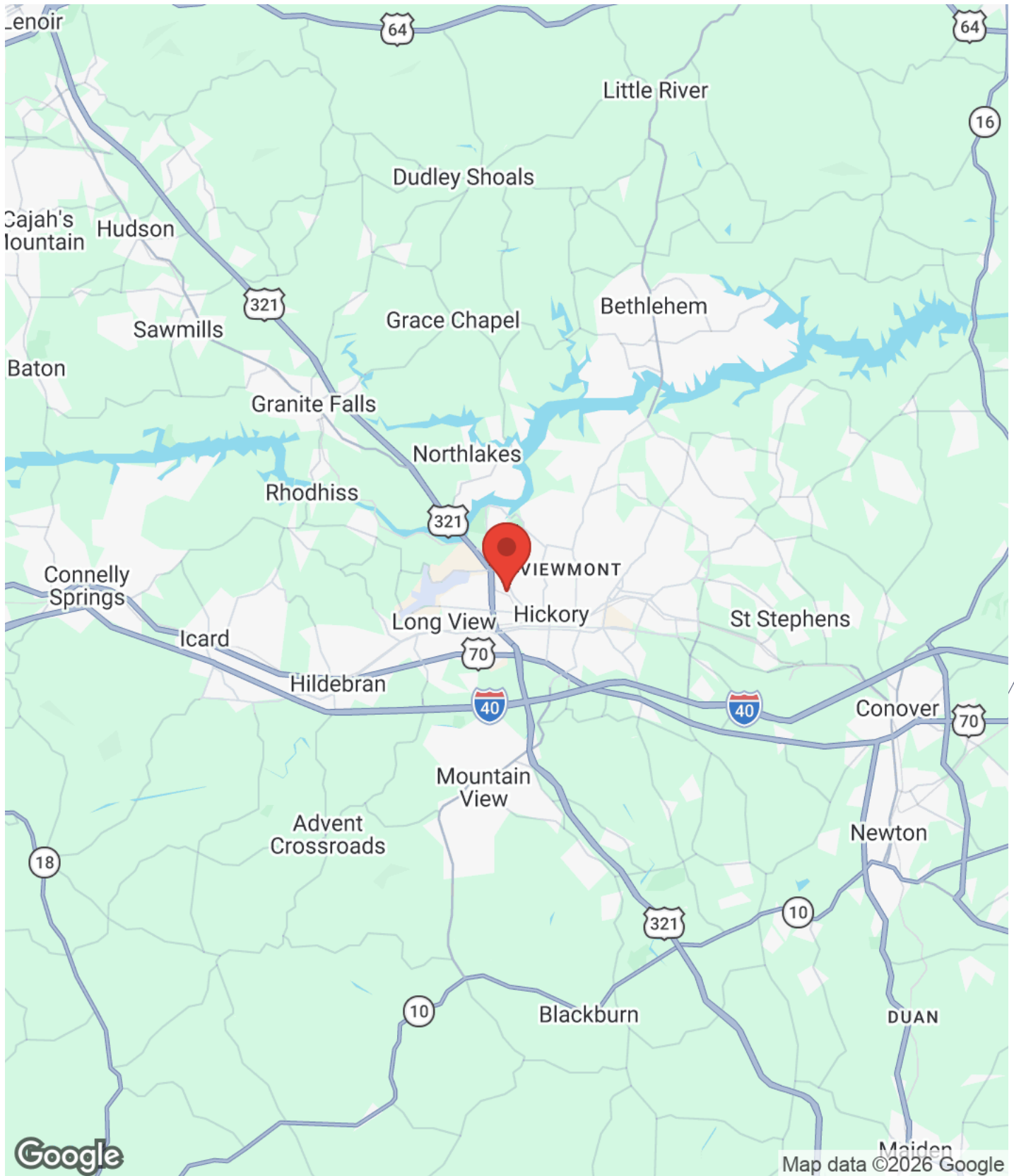
Asking Rent \$4.95 SF
per year

Property Overview

Total Building Size: ±74,356 SF
Warehouse Space: ±61,168 SF
Office Space: ±13,188 SF
Site Size: ±4.18 Acres
Building Height: 20'
Clear Height: 12' – 18'
Dock High Doors: Five (5)
Drive-In Doors: One (1)
Sprinkler System: Wet
Lighting: LED throughout
Auto Parking: ±44 spaces
Year Built: 1946 / Renovated 2023

Location Overview





The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.