

INDUSTRIAL/FLEX UNITS FOR LEASE

WESTOVER BUSINESS PARK

910-950 Tate Boulevard Southeast | Hickory, NC 28602

Westover
BUSINESS CENTER

919.656.3327
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G PATEL

CITYPLAT
COMMERCIAL REAL ESTATE

WESTOVER BUSINESS PARK

910-950 Tate Boulevard Southeast, Hickory, NC 28602

INDUSTRIAL/FLEX PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Elevate your business at this premier property in Hickory, NC, featuring modern amenities and flexible lease options. With customizable office suites, this location provides the convenience and flexibility that tenants desire. Inviting common areas and well-maintained landscaping create a professional yet welcoming atmosphere for employees and visitors alike. Benefit from excellent visibility and easy access to major thoroughfares, enhancing the accessibility of this standout property. Experience the perfect balance of functionality, convenience, and curb appeal at this prime location in Hickory.

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Number of Units:	55
Available SF:	714 - 3,657 SF
Lot Size:	10.46 Acres
Building Size:	113,492 SF

PROPERTY HIGHLIGHTS

- Modern amenities and flexible lease options
- Ample parking and on-site maintenance
- Customizable office suites
- Inviting common areas and well-maintained landscaping
- Excellent visibility and easy access to major thoroughfares
- Strategic central Hickory location with quick access to US-321 & I-40
- High-traffic corridor ideal for service, logistics, and professional users
- Minutes to Valley Hills Mall and major commercial centers

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LEASE INFORMATION

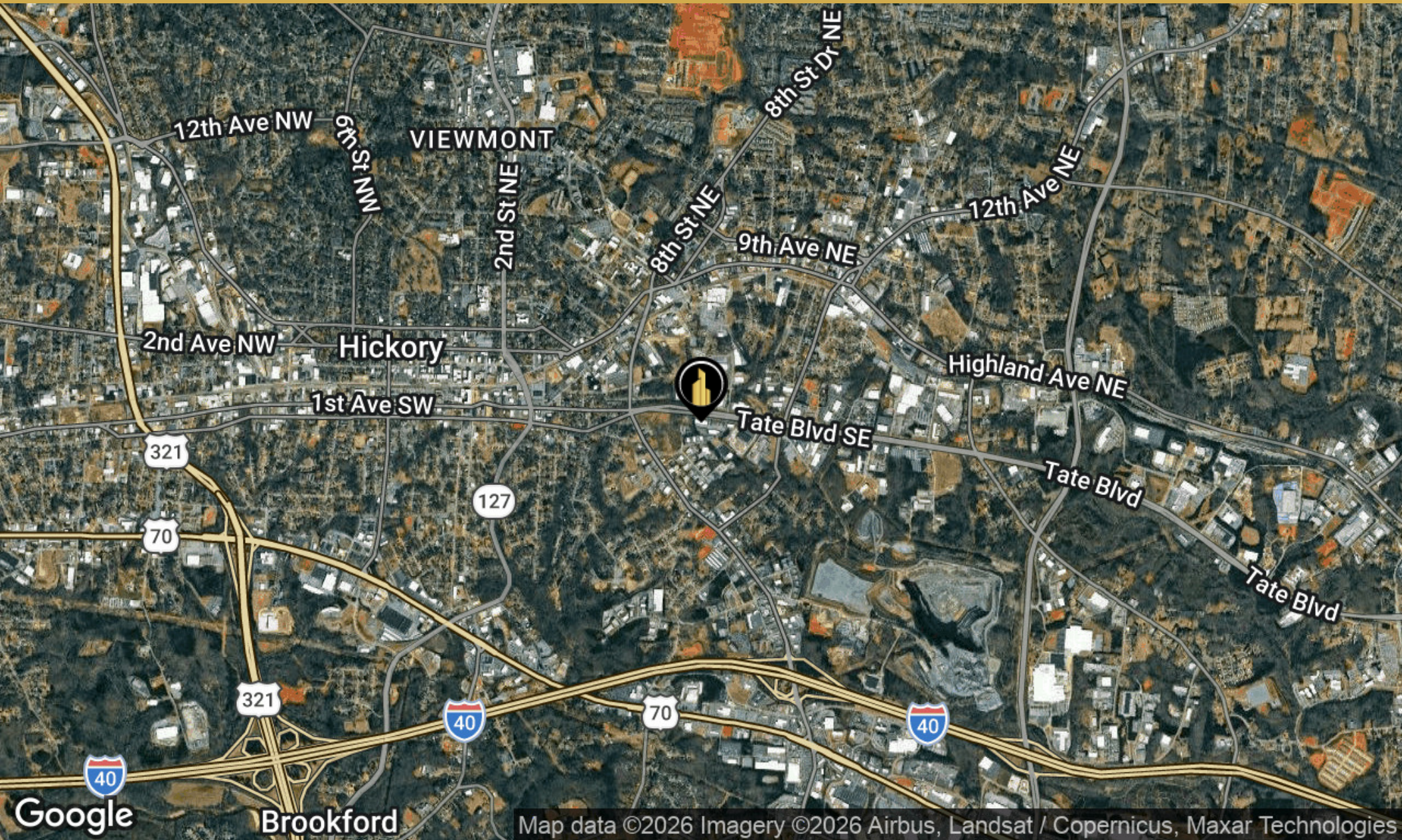
Lease Type:	NNN	Lease Term:	3yr - 5yr
Total Space:	714 - 3,657 SF	Lease Rate:	\$12.25 SF/yr

AVAILABLE SPACES	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
910, Unit 105	Available	2,148 SF	NNN	\$13.00 SF/yr	Available August/September 2026
920, Unit 101	Available	1,875 SF	NNN	\$13.00 SF/yr	Available Now
920, Units 103 & 104	Available	3,657 SF	NNN	\$13.00 SF/yr	Available Now
920, Unit 107	Available	2,109 SF	NNN	\$13.00 SF/yr	Available Now
930, Unit 103	Available	1,447 SF	NNN	\$13.00 SF/yr	Available Now: Pending LOI
930, Unit 106	Available	1,509 SF	NNN	\$13.00 SF/yr	Available Now
935, Unit 103	Available	1,448 SF	NNN	\$13.00 SF/yr	Available September 1, 2026
950, Unit 104	Available	2,097 SF	NNN	\$13.00 SF/yr	Available Now
950, Unit 108	Available	714 SF	NNN	\$13.00 SF/yr	Available August 1, 2026
950, Unit 109	Available	2,342 SF	NNN	\$13.00 SF/yr	Available September 1, 2026

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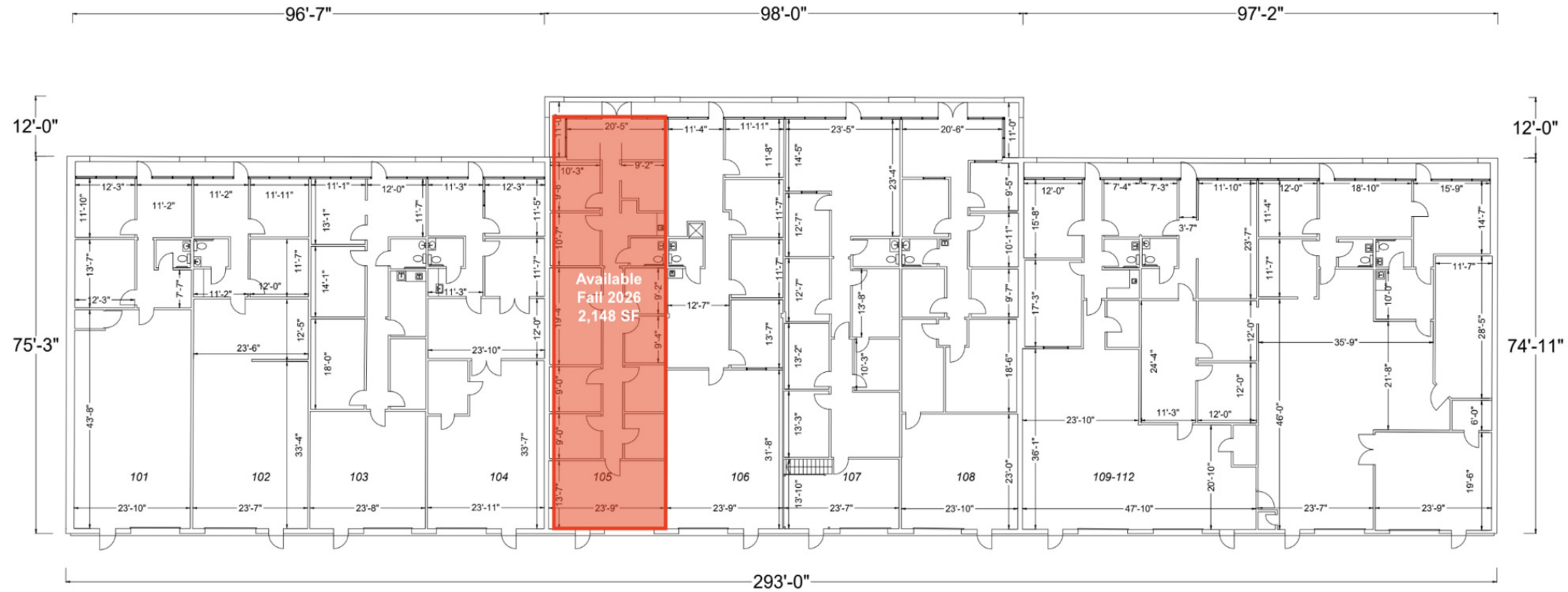
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910 BUILDING FLOORPLAN

Westover Business Park: Hickory, NC 28602

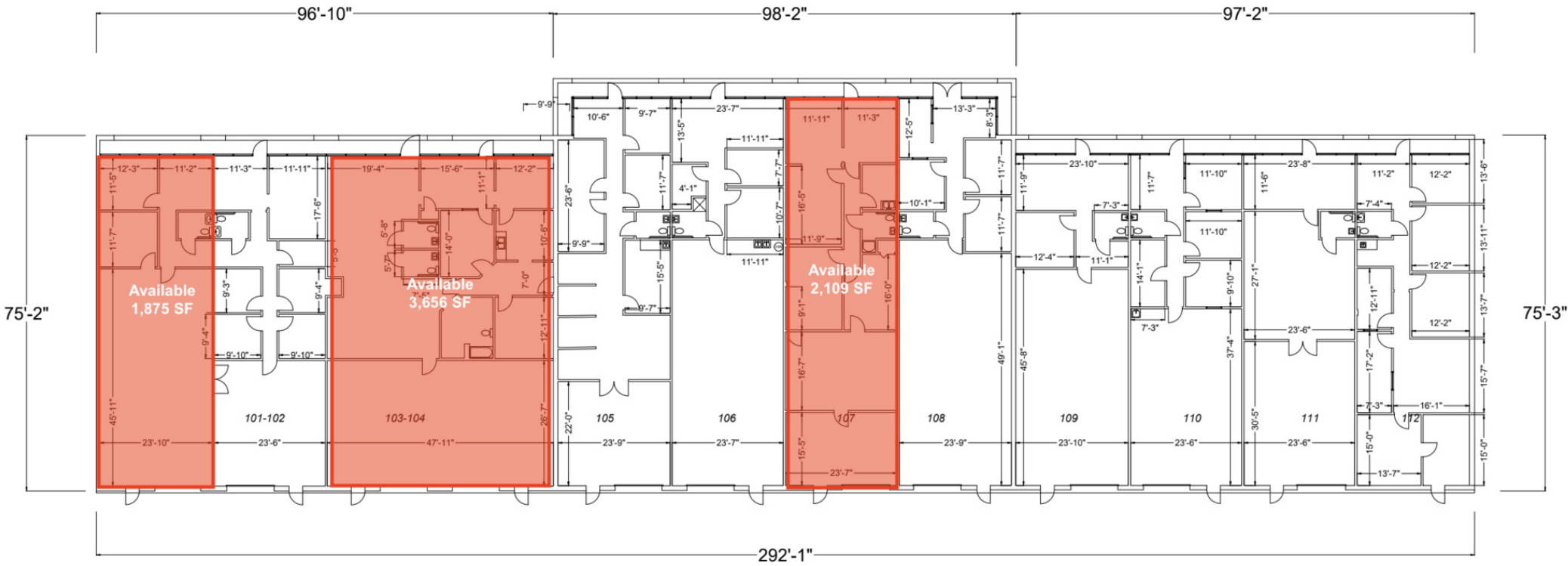
INDUSTRIAL/FLEX PROPERTY FOR LEASE



920 BUILDING

Westover Business Park: Hickory, NC 28602

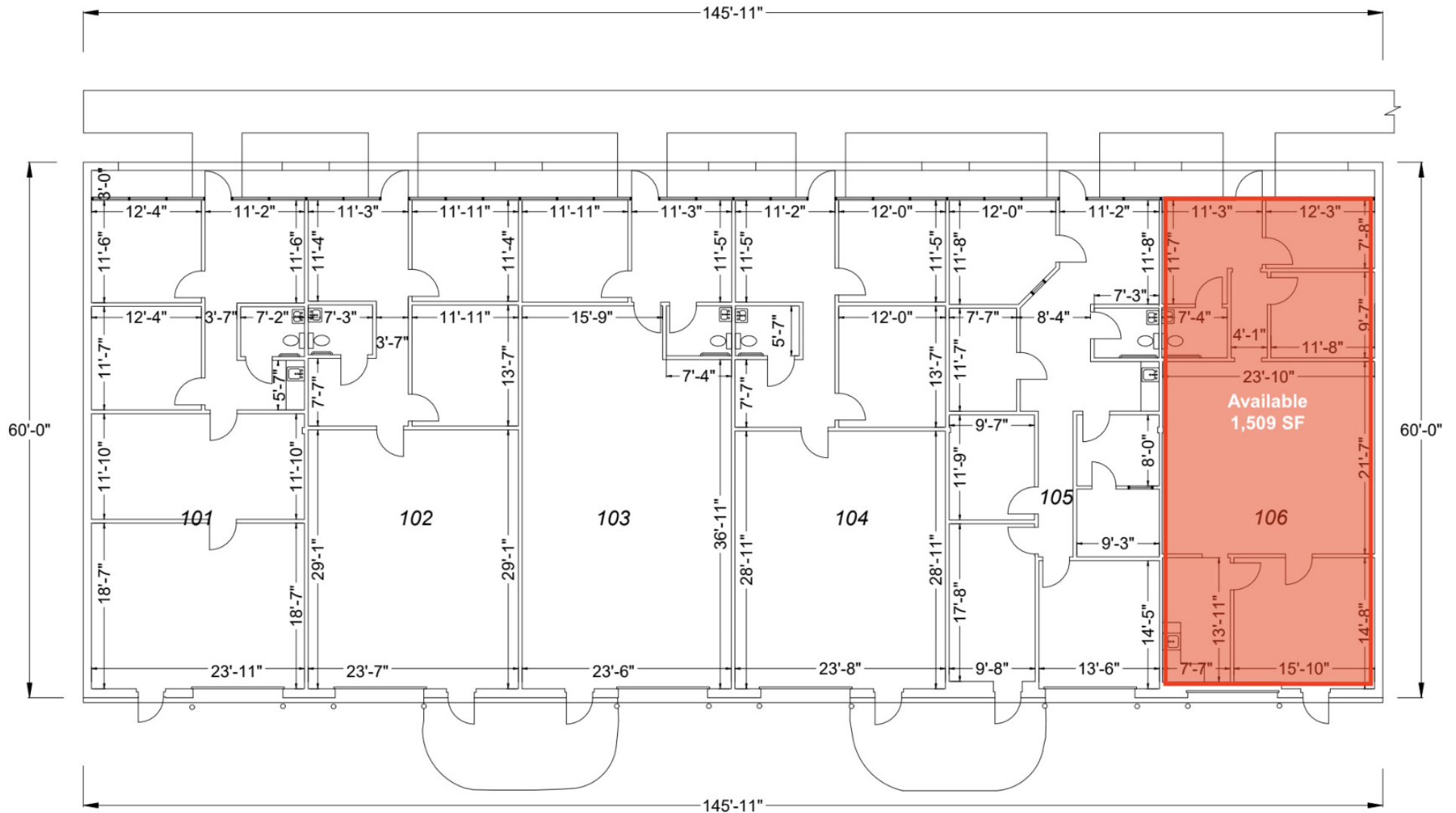
INDUSTRIAL/FLEX PROPERTY FOR LEASE



930 BUILDING

Westover Business Park: Hickory, NC 28602

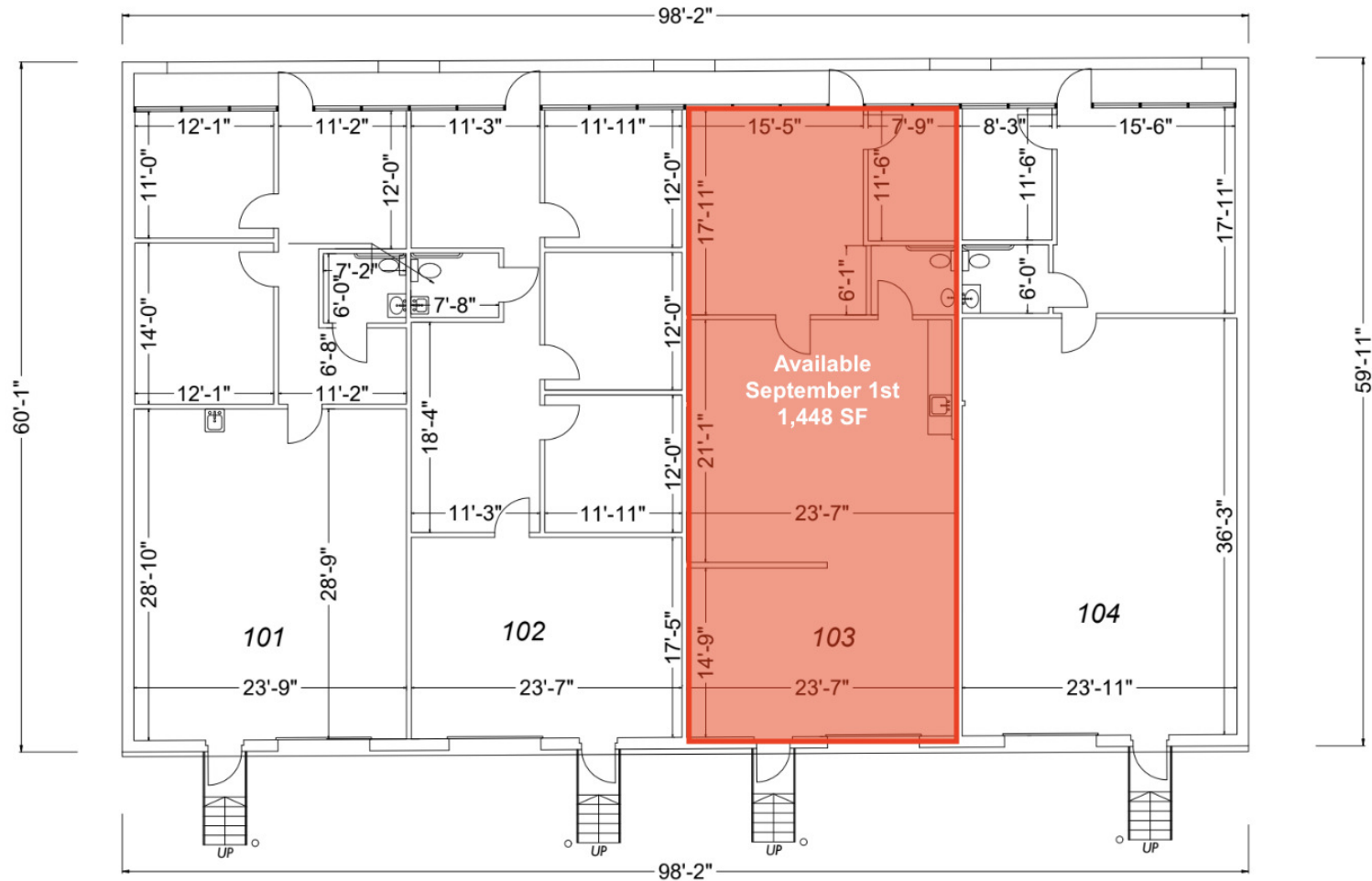
INDUSTRIAL/FLEX PROPERTY FOR LEASE



935 BUILDING

Westover Business Park, Hickory, NC 28602

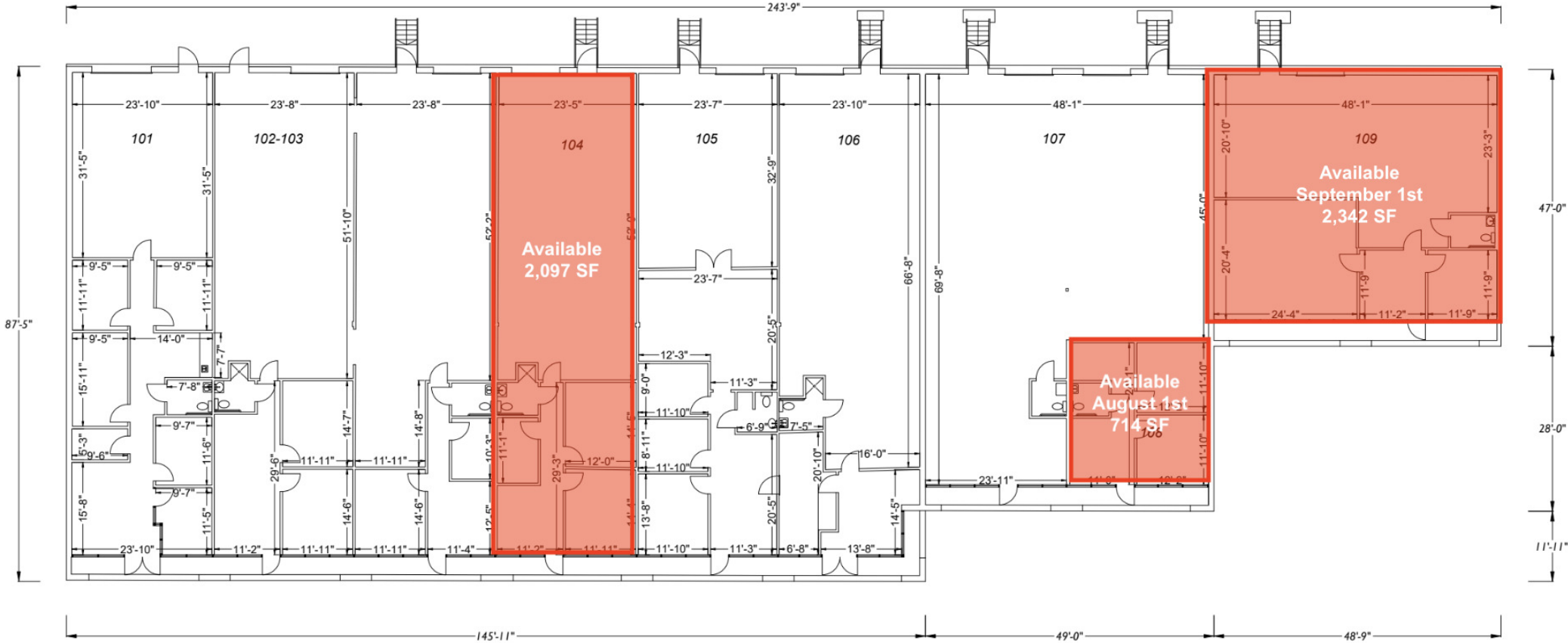
INDUSTRIAL/ FLEX PROPERTY FOR LEASE



950 BUILDING

Westover Business Park: Hickory, NC 28602

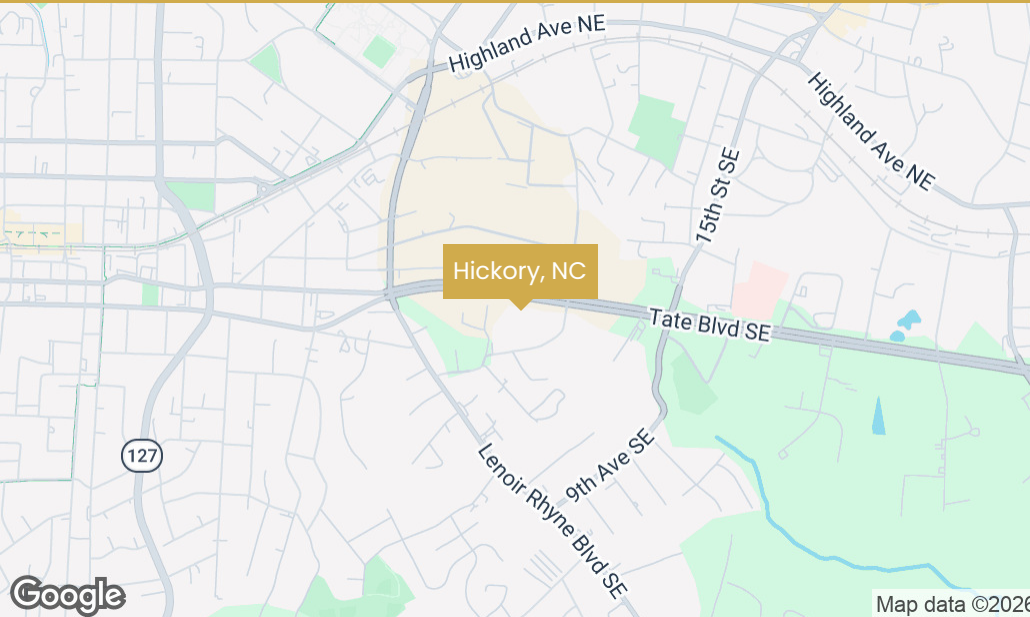
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WESTOVER BUSINESS PARK

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WAREHOUSE/FLEX PROPERTY FOR LEASE



LOCATION DESCRIPTION

Prime Business Opportunity at 910-950 Tate Blvd – Hickory, NC

Position your business in the heart of Westover Business Park, one of Hickory's most visible and thriving commercial corridors. With seamless access to US-321 and NC-127, your team, clients, and deliveries will move effortlessly, while surrounding restaurants, retail, and services keep convenience just steps away. Minutes from Valley Hills Mall and key commercial hubs, this location attracts consistent local and regional traffic, putting your business front and center. Combining a professional setting with a bustling commercial environment, 910-950 Tate Blvd delivers maximum visibility and growth potential.

Perfect for warehouse, flex, or service-oriented businesses, these spaces offer a rare balance of functionality and accessibility. Ample parking and well-maintained grounds support smooth daily operations, while flexible suite sizes allow your business to expand as you grow. The area's vibrant business ecosystem encourages networking and collaboration, connecting you to Hickory's dynamic commercial community. With direct routes to surrounding cities and industrial hubs, your reach extends far beyond the local market. For businesses seeking a strategic, high-traffic location with room to thrive, 910-950 Tate Blvd is your gateway to success.

Why This Location Works for You:

- High-visibility flex/warehouse opportunity in a thriving business park
- Excellent access to US-321 & NC-127 for effortless commuting and deliveries
- Ample parking & well-maintained grounds for smooth operations
- Flexible suite sizes to accommodate growth and expansion

LOCATION DETAILS: County: Catawba

Contact: G Patel | 919-656-3327 | a@cityplat.com



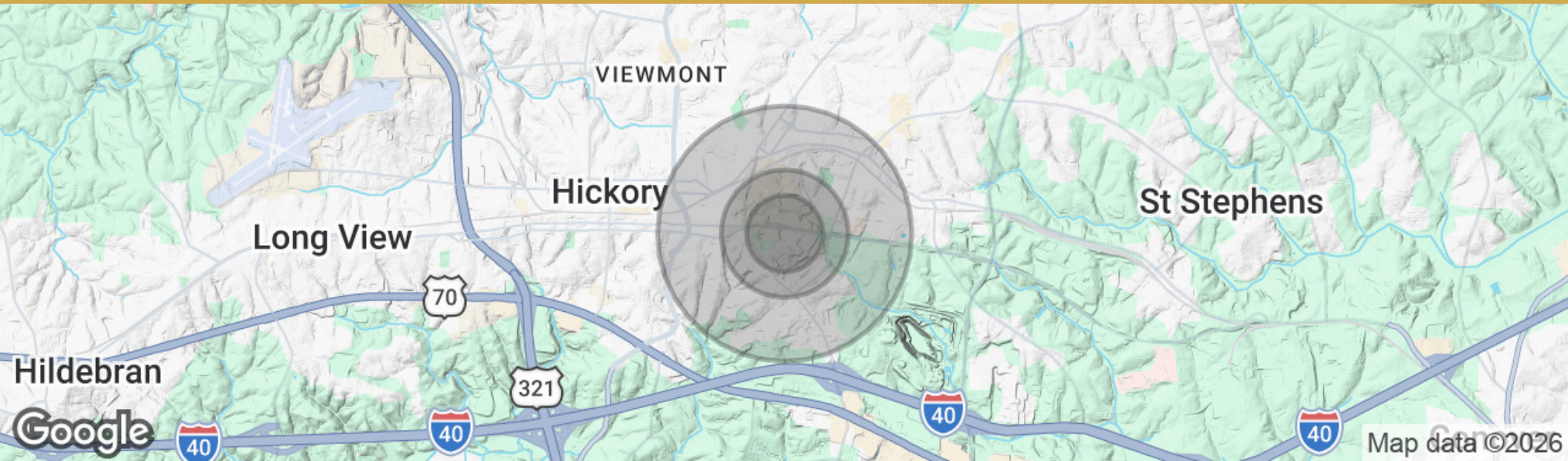
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	68	525	4,288
Average Age	41	41	42
Average Age (Male)	40	40	39
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	220	1,688
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$58,076	\$54,796	\$58,178
Average House Value	\$157,918	\$160,936	\$202,843

2020 American Community Survey (ACS)

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