



FOR LEASE | \$5.50/SF/NNN

2315-UNIT 6 CATAWBA VALLEY BLVD HICKORY, NC

This 10,862-square-foot retail, office, and warehouse space is available for immediate occupancy, perfect for a variety of commercial uses. Supporting efficient loading and storage operations, the property features two 8'x9' dock doors and 11-foot clear ceilings. The facility is well-suited for light industrial or service-oriented tenants with its 3-phase power (208/120). The office area includes HVAC for comfort, while the warehouse is serviced by electric unit heaters. A sprinkler system and security system are already in place, providing added safety and peace of mind.



CONTACT INFO

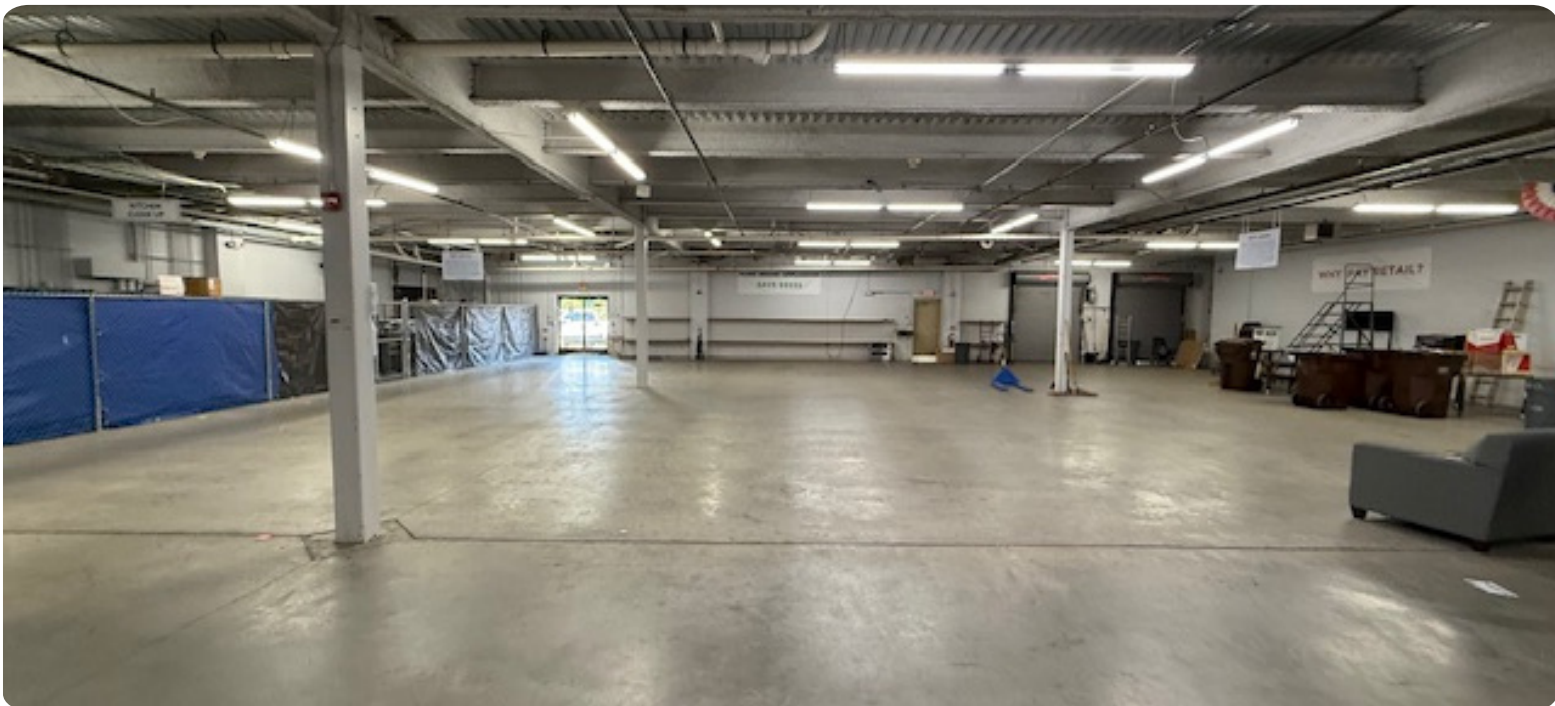
BARRETT MITCHELL
barrett@bhicp.com
(828) 322-1723



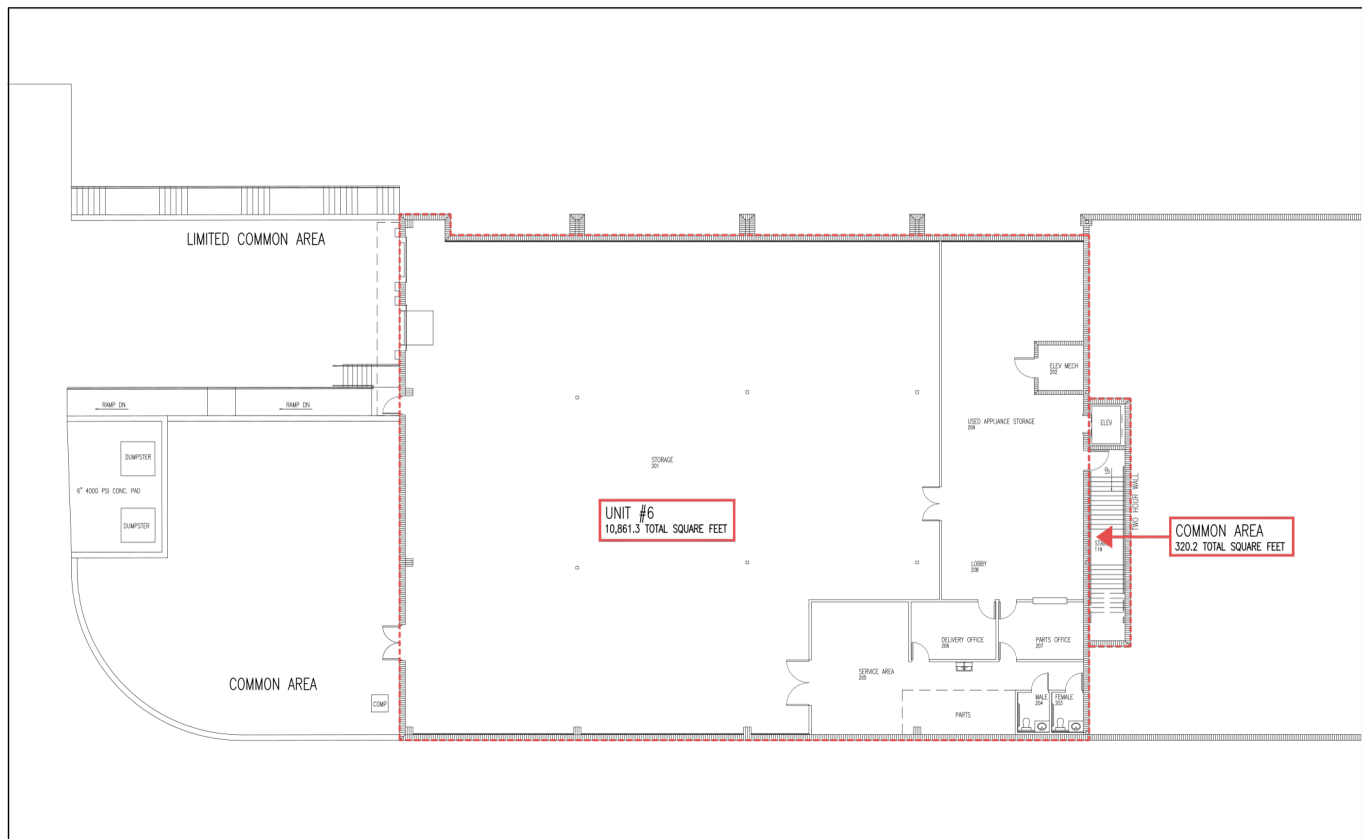
PHOTOS & PROPERTY HIGHLIGHTS



- Two 8'x9' Dock Doors
- 11' Clear Height
- 3-Phase Power (208/120)
- HVAC in Office
- Electric Unit Heaters in Warehouse
- Security System & Wet Sprinklers



PROPERTY PHOTO & FLOOR PLAN



ICARD ARCHITECTURE, PLLC
 1000 S. GARDEN ST. SUITE 100
 GAITHERSBURG, MD 20878
 TEL: 301.281.1111
 FAX: 301.281.1112
 WWW.ICARDARCHITECTURE.COM

THESE DRAWINGS ARE THE PROPERTY OF
 ICARD ARCHITECTURE, PLLC.
 NO PART OF THESE DRAWINGS MAY BE
 REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, WITHOUT THE
 WRITTEN PERMISSION OF ICARD
 ARCHITECTURE, PLLC.
 PROJECT
CONDO'S ON THE BLVD
 NORTH CAROLINA
 CAMDEN VALLEY BOULEVARD
 INDUSTRY

SHEET
OVERALL FLOOR PLAN
 UNIT FLOOR PLAN
 PROJECT NO.
 1-201942
 DATE:
 08-29-2019
 REVISIONS:
 SHEET NUMBER
EX.2
 OF: 3

47C-2-109 (6) 1
 ARCHITECT LICENSED UNDER THE PROVISIONS OF CHAPTER 47C
 OF THE GENERAL STATUTES CERTIFY THAT THE PLAN FULLY AND
 ACCURATELY DEPICTS THE LAYOUT, LOCATION, AND UNIT NUMBERS
 AND EXTERNAL DIMENSIONS OF THE UNITS, AS BUILT.
 THIS: 08/29/2019

REGISTERED ARCHITECT IN N.C.



LOWER FLOOR PLAN
 SCALE 1/8" = 1'-0"