



Image from Google Earth

\$7,250/MO*
FOR LEASE
*ADDL \$100 FEE FOR
LAND/WATER/SEWER

1205 25TH ST PL SE HICKORY, NC

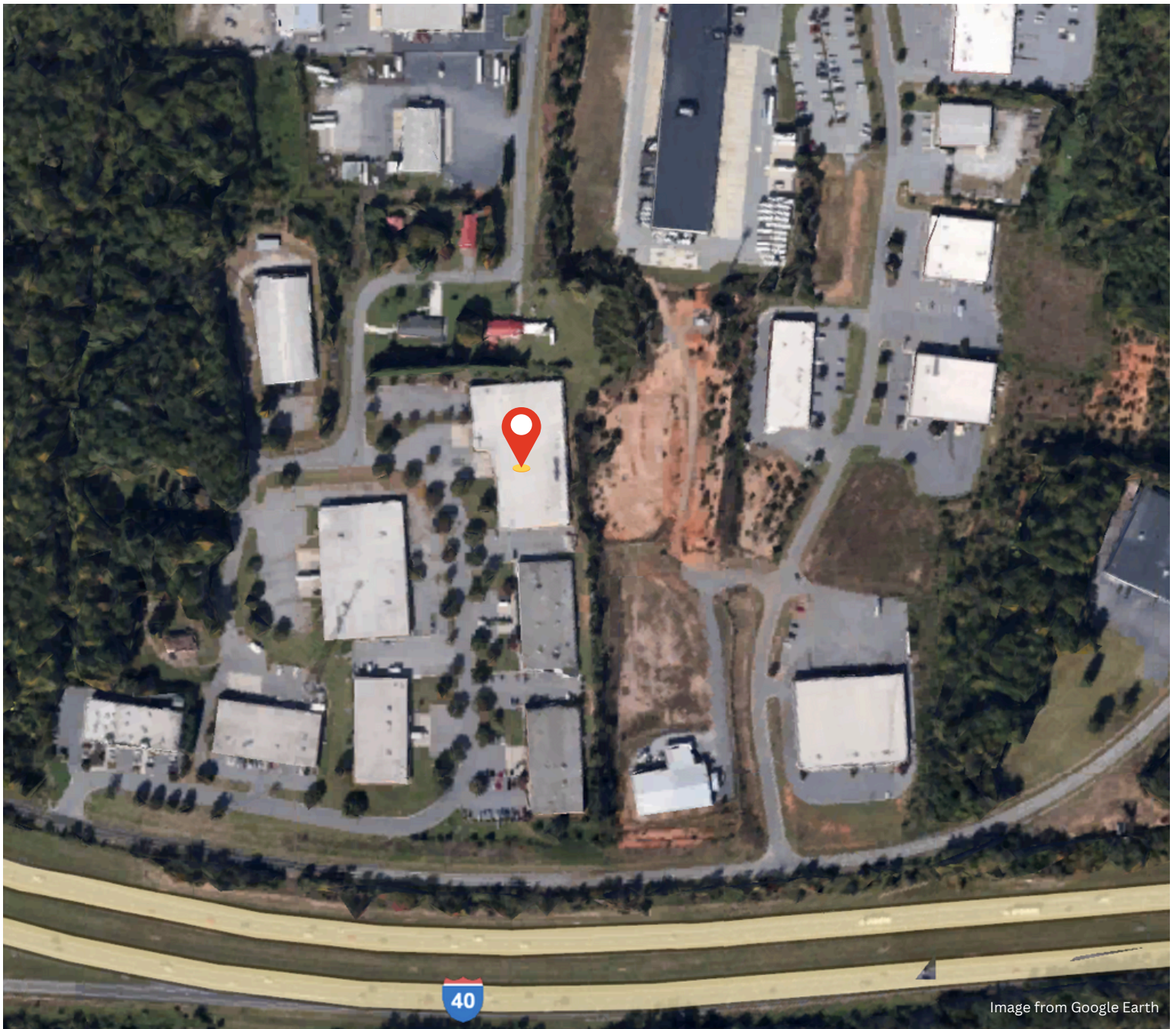
Welcome to your new industrial lease opportunity! This property offers approximately 20,000 square feet, including warehouse space with 14'3" clear height (to bottom bar joist) and three dock doors (8'x9'). Also featuring approximately a total of 2,000 sf in offices and bathrooms (4x total). Enjoy gas unit heaters in the warehouse, central HVAC in the office, and 34 parking spaces. Currently occupied but with just 45-60 days notice, this prime location can be yours to lease. Additional water/sewer/landscaping fee of \$100/mo.



PHOTOS



AERIAL & PROPERTY HIGHLIGHTS



**14'3" CLEAR
CEILINGS TO
BOTTOM BAR JOIST**

**OFFICES & RESTROOMS
(4X TOTALING ~2,000SF)**

**AVAILABLE IN
JUST 45-60 DAYS**

**THREE 8'X9'
DOCK DOORS**

34 PARKING SPACES

**GAS HEAT IN
WAREHOUSE/
HVAC IN OFFICES**