

# 22 S. Center Street

22 S Center St, Hickory, NC 28602



## **Price: \$12.00 /SF/Yr**

This building is approx. 22,870 sf, in great shape and is available for lease. It is equipped with air conditioning and gas heat. There is a sprinkler system in the building. There is a large paved lot and shared city parking. This building can be subdivided. Conveniently located in the downtown Hickory area.

Direction to the property:

Take 2nd St NE; Turn right at the 2nd cross street onto Main Ave NE; Turn left onto N Center St; Destination will be on the right

## 22 S. Center Street

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Brick construction  
Built in 1940  
City of Hickory Water & Sewer  
A/C and Gas Heat  
Large Paved Parking lot and shared city parking  
Can be subdivided

### Barrett Mitchell

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(828) 322-1723

### Boyd & Hassell Industrial & Commercial Properties

200 1st Ave  
Hickory, NC 28601



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Side View



Inside View #1

## Listing spaces

### 1st Floor

Space Available	13,000 SF
Rental Rate	\$12.00 /SF/Yr
Contiguous Area	20,500 SF
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Brick building is approx. 22,870 sf, is in great condition & available for sale. There is central air and gas heat available. This building can be subdivided. The water and sewer is available through The City of Hickory. The ceiling height is 10'. There is no loading docks or doors. The parking area has a large paved lot and there is shared city parking as well. Located in the downtown Hickory area. Head west on US-321 BUS N/US-70 W/US Hwy 70 SE toward 2nd St SE; Continue to follow US-321 BUS N/US-70 W for 0.9 mi; Turn right onto 4th St SW; Turn right onto 4th St Dr SW; Turn right onto 3rd St Dr SW; Turn right onto 2nd Ave SW; Turn left onto S Center St; Destination will be on the left

### 2nd Floor

Space Available	7,500 SF
Rental Rate	\$12.00 /SF/Yr
Contiguous Area	20,500 SF
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years



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## Property Photos



Inside View #2



Inside View #3

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## Property Photos



Inside View #4



Inside View #5

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### Property Photos



Inside View #6



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## Location

