



For Sale or Lease

585 11th Street NW
Hickory, NC 28601



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585 11th Street NW

Property Overview

This adaptable ±74,356 SF warehouse spans two (2) connected units with elevator access, making it well-suited for storage, distribution, and logistics operations. The ±22,000 SF main area is temperature-controlled and includes a restroom, while the ±13,188 SF showroom features office space, a drive-in loading dock, and a dedicated staging area.

Ceiling heights range from 12' to 18', and the property is equipped with five (5) dock-high loading doors, providing flexibility for a variety of operational uses. Recent upgrades include new HVAC, LED lighting, fresh paint, roof improvements, asphalt resurfacing, and the addition of forty-four (44) parking spaces.

Located along the city's future river walk, the building enjoys abundant natural light and a highly visible, strategic location.

Currently has ±39,200 leased with a **\$286,660** NOI.

Property Highlights

- **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)
- **Construction:** Block structure
- **Sprinkler System:** Wet
- **Lighting:** LED throughout
- **Roof:** Metal and rubber membrane
- **Auto Parking:** ±44 spaces
- **Year Built:** 1946 / Renovated 2023

Tenant	SF	Expiration
Kelvin Crisp	±19,200	10/05/2025
Donnie Hicks	±20,000	4/01/2026
Vacant Space	±35,156	

DEMOGRAPHICS (2024)

	1 miles	3 miles	5 miles
Population	5,558	34,957	69,075
Daytime Pop.	6,147	33,588	48,609
Avg. HH Income	\$98,167	\$88,990	\$92,830

TRAFFIC COUNTS

Hwy 321	35,375 VPD
11th Street NW	9,135 VPD



585 11th Street NW

Aerial



585 11TH ST. NW

11th Street Drive Northwest

11th Street Place Northwest

11th Street Northwest

7th Avenue Northwest

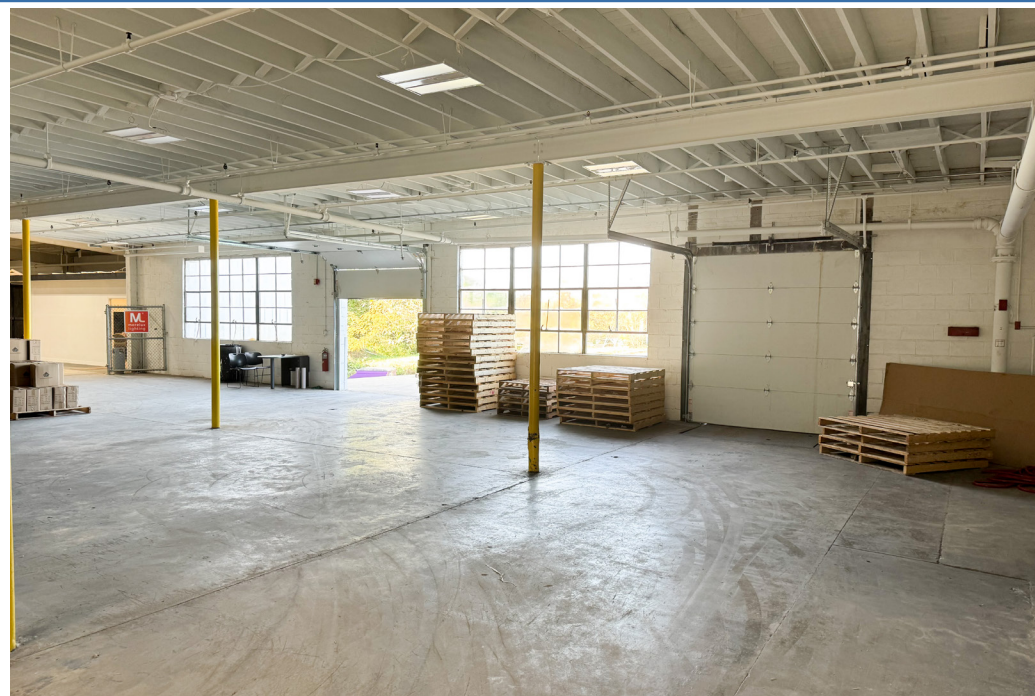
Old Lenoir Road
11th Street North

est

Northwest

585 11th Street NW

Interior Photos



585 11th Street NW

Area Map

