



# CLIMATE CONTROLLED STORAGE

343 23RD ST SW | HICKORY, NC 28602



SIMPSON COMMERCIAL

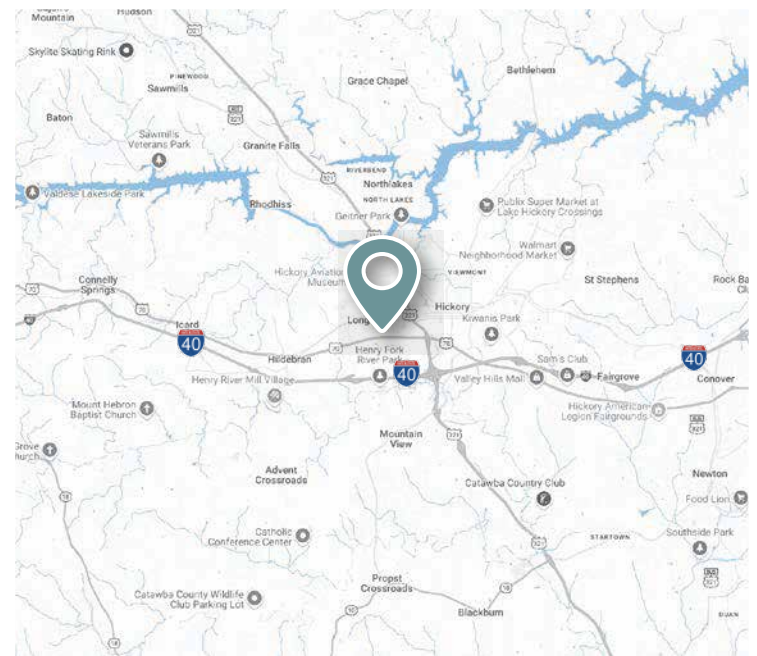
## OFFERING MEMORANDUM

### PROPERTY DETAILS

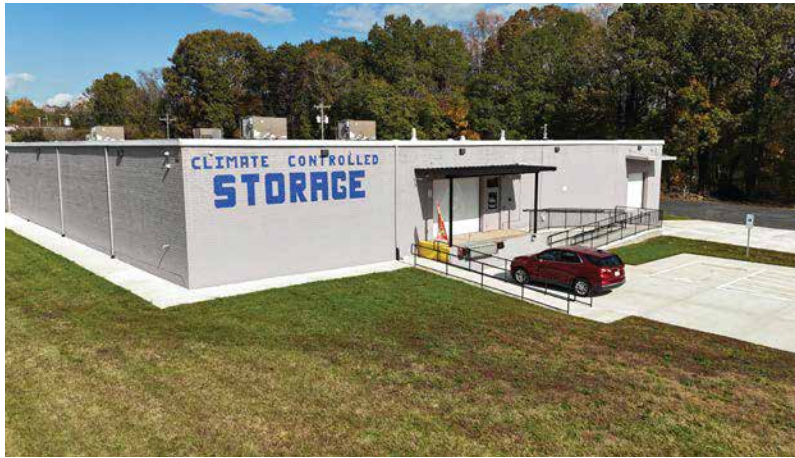
Address	343 23rd St NW, Hickory, NC 28601
Availability	Available for Sale
Square Footage	+/- 31,000 SF Building   +/- 18,720 NRSF
Land Area	+/- 5.09 AC
Units	264 Units
Zoning	ED (Town of Longview)
Parcel ID	279210474353
REID	44478
Doors	Two full size bay doors with loading dock
Roof	New Roof   12-Year Warranty
Additional Details	Potential to add +/- 2.55 AC of Boat & RV storage

### RECENT IMPROVEMENTS

- New HVAC
- New Electrical and Plumbing
- 48 Cameras installed
- Two electronic door access with Maglock
- Automated code generator
- New website designed specifically for the property







## BUILDING FEATURES

- Security Operating System managed by PTI, integrated with management software
- Cloud-based service with support for multiple locations and virtual access
- Automatically generates tenant access codes
- Restricts access for nonpayment; issues new codes when payments are current

VISIT WEBSITE  
[CCSTORAGEHKY.COM](http://CCSTORAGEHKY.COM)





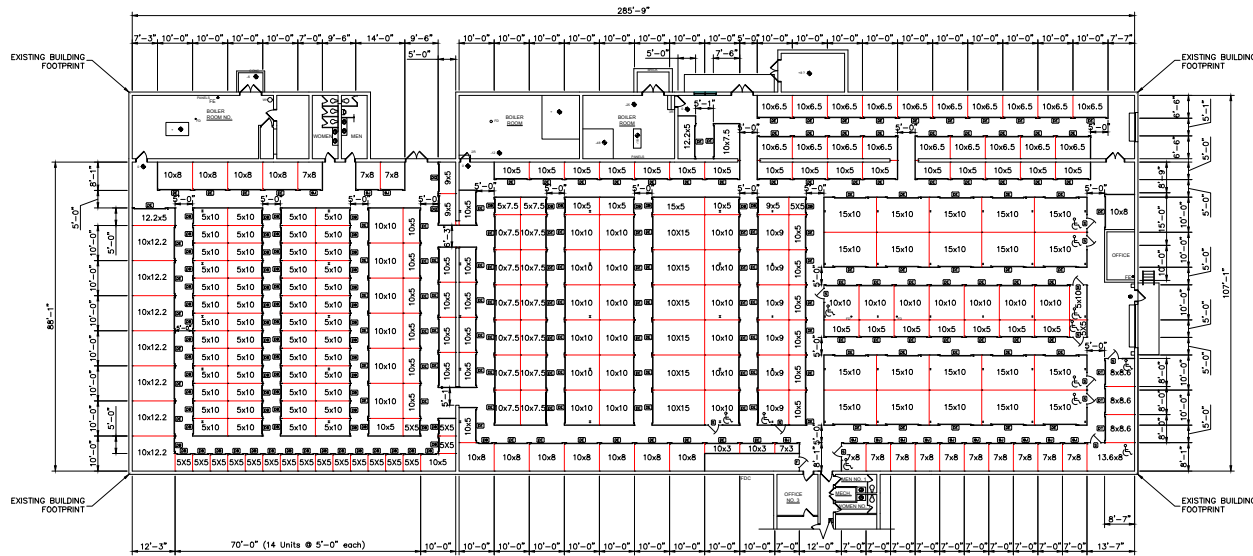
# SITE OVERVIEW



**+/- 2.55 AC**  
**Potential to add**  
**RV & Boat Storage**



# FLOOR PLAN & UNIT MIX



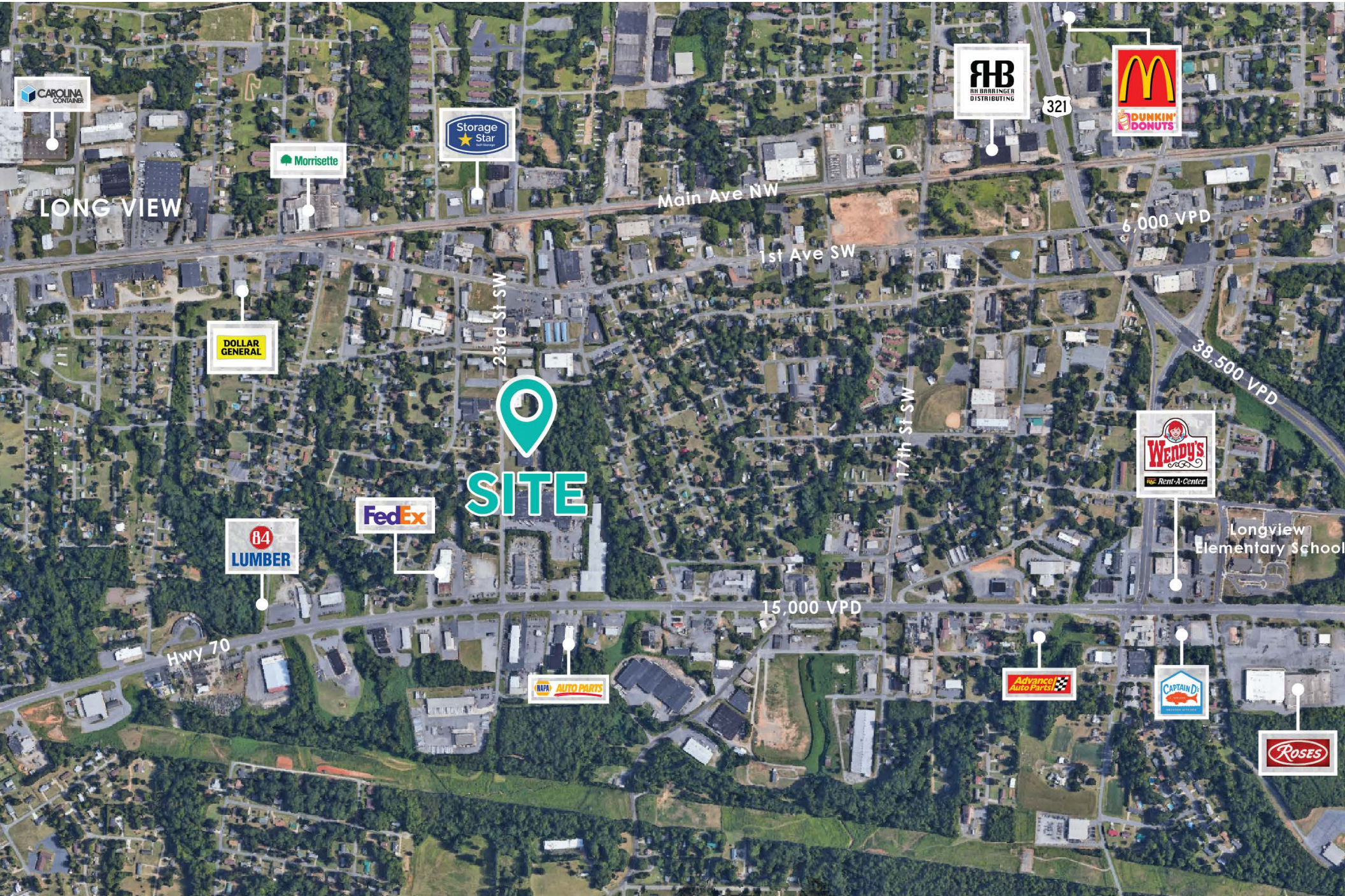
UNIT MIX				
Unit Size	Sq Ft	# Units	%	Total Sq Ft
5 X 5	25	19	7.2	475
5 X 10	50	53	20.1	2,650
5 X 7.5	38	2	0.8	75
7 X 3	21	1	0.4	21
7 X 8	56	13	4.9	728
8 X 8.6	69	3	1.1	206
9 X 5	45	3	1.1	135
10 X 5	50	50	18.9	2,500
10 X 10	100	31	11.7	3,100
10 X 12.2	122	7	2.7	854
10 X 15	150	6	2.3	900
10 X 3	30	2	0.8	60
10 X 6.5	65	19	7.2	1,235
10 X 7.5	75	13	4.9	975
10 X 8	80	12	4.5	960
10 X 9	90	6	2.3	540
12.2 X 5	61	2	0.8	122
13.6 X 8	109	1	0.4	109
15 X 5	75	1	0.4	75
15 X 10	150	20	7.6	3,000
<b>TOTAL:</b>		<b>264</b>		<b>18,720</b>





# AERIAL MAP

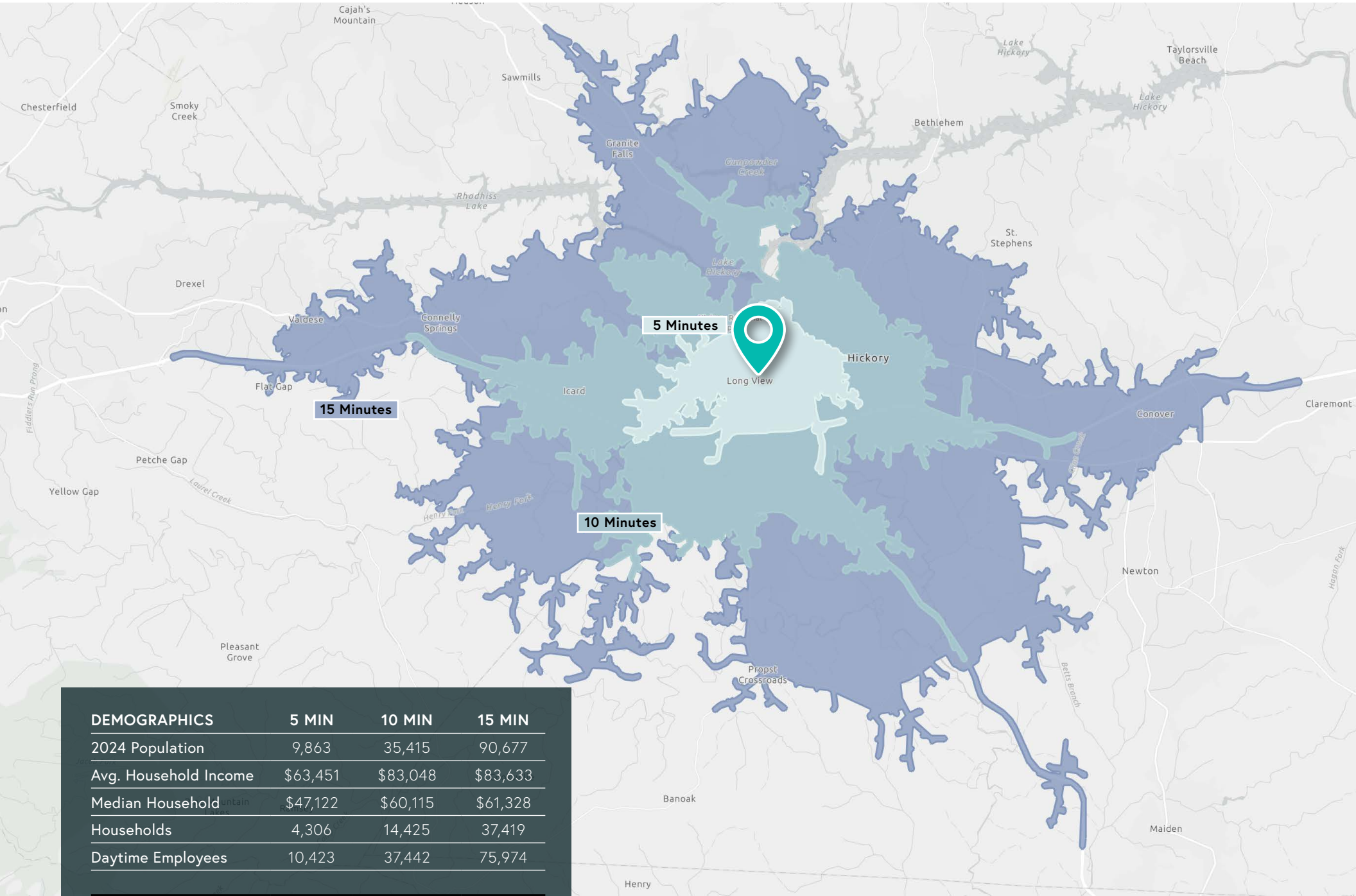
Hickory, North Carolina





# DRIVE TIME MAP

Hickory, North Carolina





## CONFIDENTIALITY & DISCLAIMER

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# CONTACT US

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