

HICKORY IOS SITE



10.66 AC IOS Lot | Flexible Zoning | Proximity to I-40

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10.66 AC IOS Yard Available for Sale in Hickory, NC

Offering Summary

Address:	1964, 1970, 1988 Old Shelby Rd
City, State & Zip:	Hickory, NC 28602
Parcel:	279105080665, 278108989515
Lot Size:	10.66 AC
Sale Price:	\$2,175,000
Price/AC:	\$204,623
Zoning:	IND

[Drone Video >](#)





Property delivered partially fenced with gravel driveways.

Zoning

The property benefits from a highly flexible industrial designation with minimal restrictions, supporting a broad range of light and heavy industrial operations, logistics activities, and outdoor-intensive uses. This zoning is particularly attractive for operators requiring yard space, fleet parking, materials storage, or equipment staging. Additionally, it allows for strategic repositioning into self-storage, last-mile distribution, or service-based industrial functions with minimal zoning risk.

Permitted Uses

- » Self Storage / Mini-Storage
- » Manufacturing & Production
- » Distribution / Warehouse & Freight Movement
- » Vehicle Repair
- » Open Storage / Outdoor Storage
- » Vehicle Parking
- » Wholesale Sales
- » Industrial Services
- » Heavy Equipment Rental / Equipment Storage Zoning Highlights for Investors

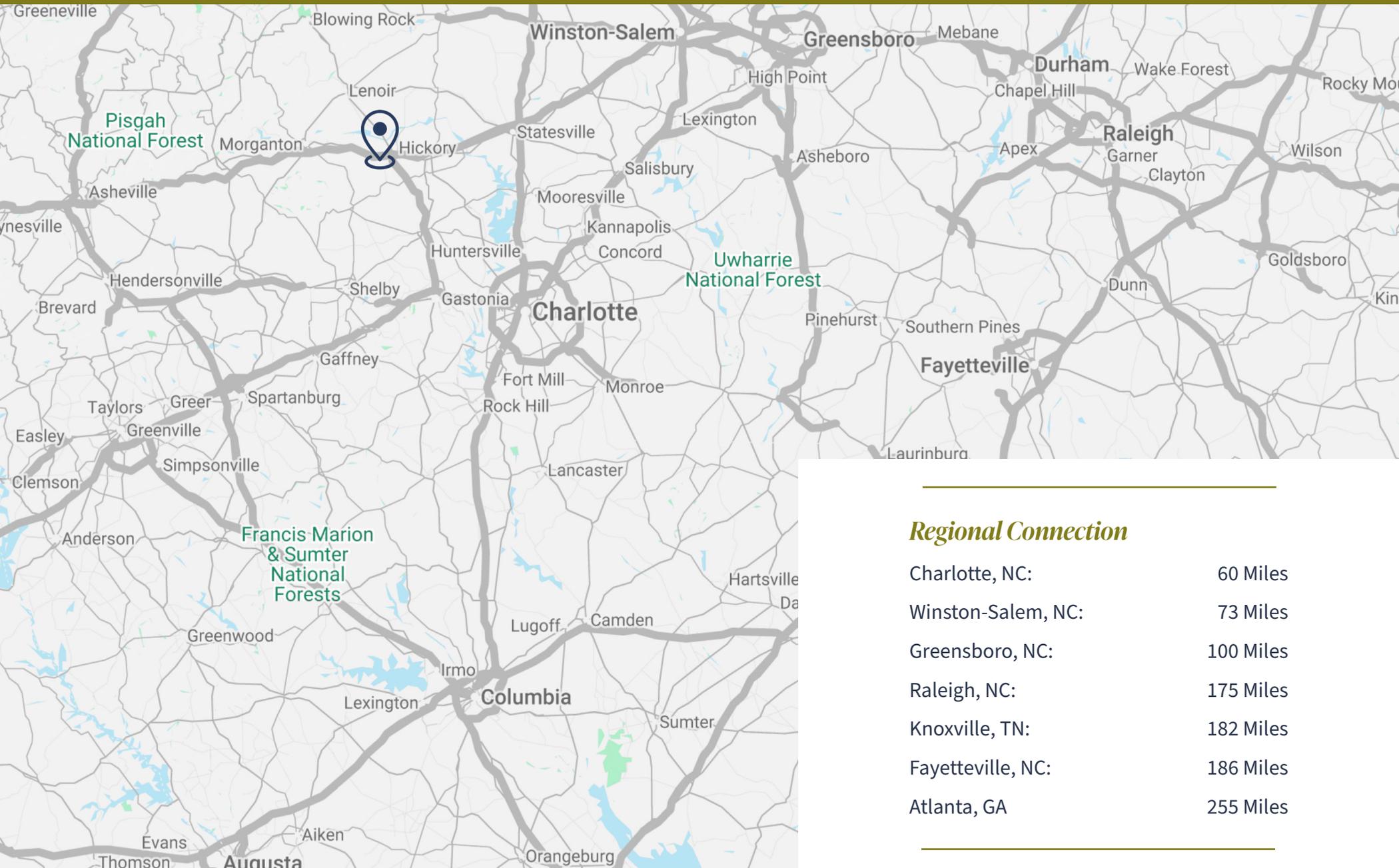
Dimension Standards

Min Lot Area (SF):	15,000
Min Lot Width (SF):	50
Front & Rear Setback (FT):	30 Front; 20 Rear
Side Setback (FT):	10; 15 if Corner
Max Building Height (FT):	80



***Reference City of Hickory Land Development Code or speak to a land use attorney. Dimension and use standards subject to change and may feature exceptions.*

Located in the heart of western North Carolina, Hickory sits along the I-40 corridor just an hour northwest of Charlotte and the greater Piedmont region, offering strong labor availability and efficient access to major Southeast transportation routes.



Regional Connection

Charlotte, NC:	60 Miles
Winston-Salem, NC:	73 Miles
Greensboro, NC:	100 Miles
Raleigh, NC:	175 Miles
Knoxville, TN:	182 Miles
Fayetteville, NC:	186 Miles
Atlanta, GA	255 Miles



The property features direct access to I-40 as well as US-321 and US-70. Hickory offers strong regional connectivity ideal for industrial, manufacturing, and distribution operations.

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