

INDUSTRIAL FOR SALE / LEASE

6142 Highway 75 | Nebraska City, NE 68410 | \$1,800,000 / \$5.50 sq ft NNN



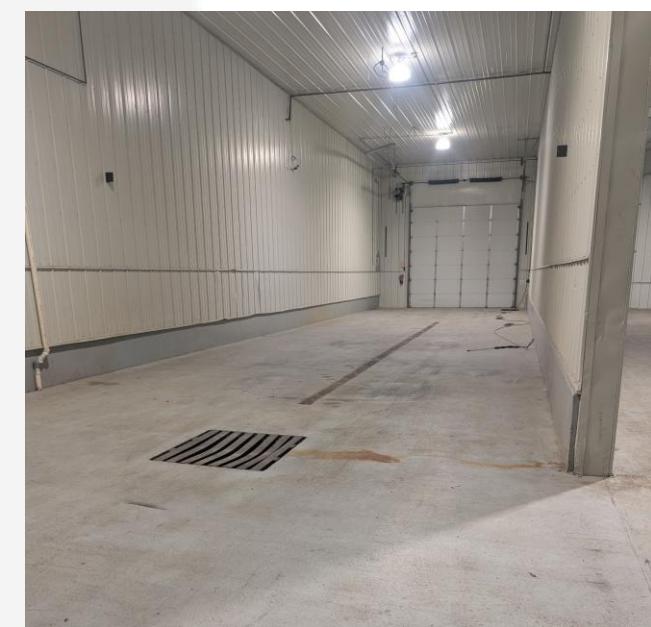
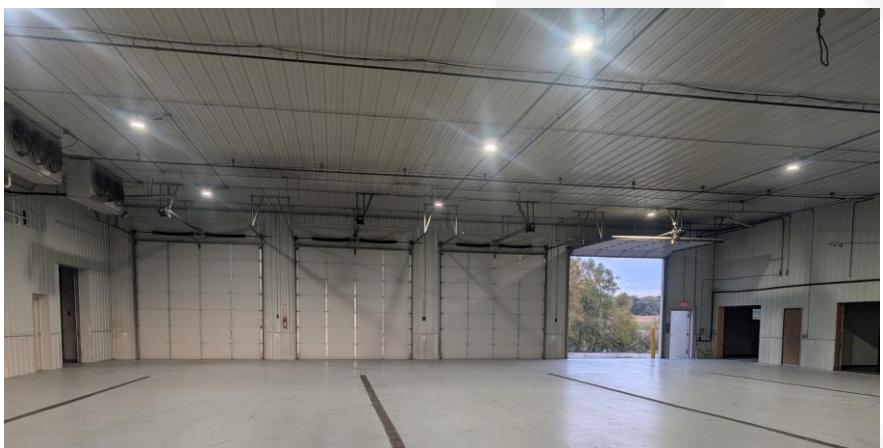
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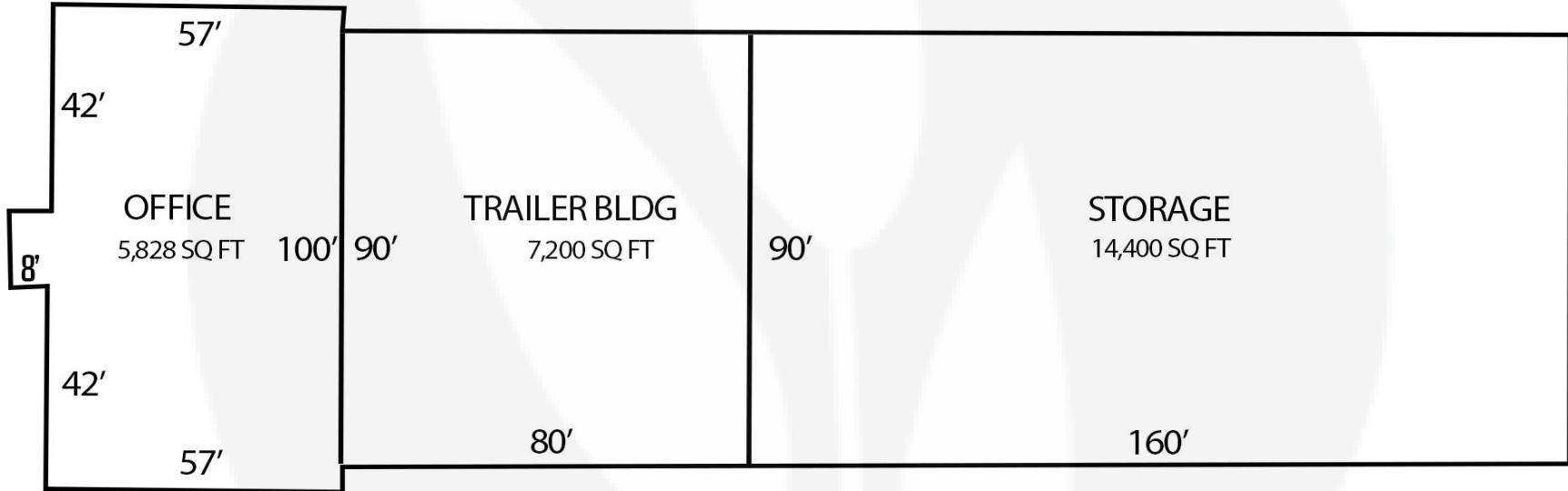
Images

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Floor Plan

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|-----------------|--|
| Type of listing | Industrial |
| Sale Price | \$1,800,000 |
| Lease Rate | \$5.50 Sq. Ft. / NNN |
| Available | Immediately |
| Lot Size | 18.06 Acres |
| Warehouse | 27,428 Sq. Ft. |
| Zoning | Commercial |
| Taxes | \$9,091 (2024) |
| Year Built | 2001 |
| Construction | Insulated Metal Panels |
| Floor Drains: | Yes |
| Dock Doors: | 5 Drive throughs (14x16), 1 Dock High with leveler |
| Power: | 480 3 Phase |

- ❖ Former beer distribution center.
- ❖ Heated & Cooled throughout, with 1,000 Sq. Ft. chiller.
- ❖ Located on Hwy 2.
- ❖ Ideal for distribution, manufacturing, or storage.
- ❖ Comes with 18 acres for future development.

Information furnished is from sources deemed reliable, but is not guaranteed by Sage Capital Real Estate Investments, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

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Property Info

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Aerial

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