

INDUSTRIAL FOR SALE / LEASE

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



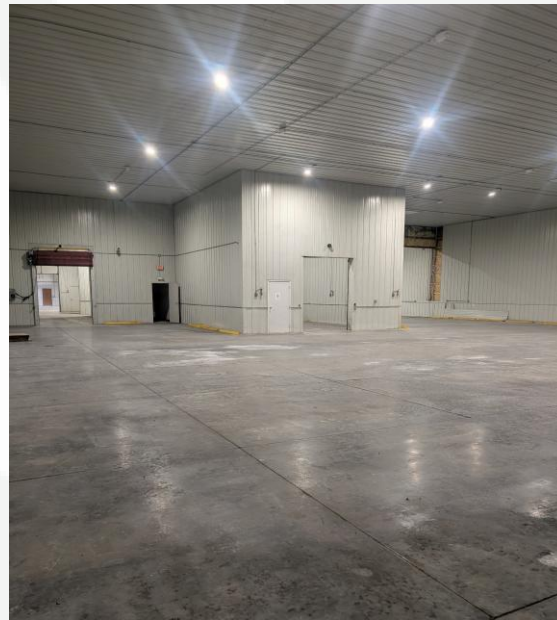
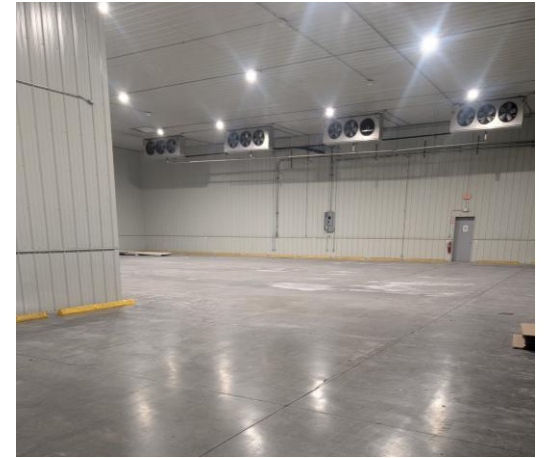
Colm Breathnach
Vice President, Associate Broker
402.881.7501
cbreathnach@sagecapitalinvestments.com



Michael Miller
EVP, Principal / Colliers Nebraska
402.763.1707
mwm@colliers.com

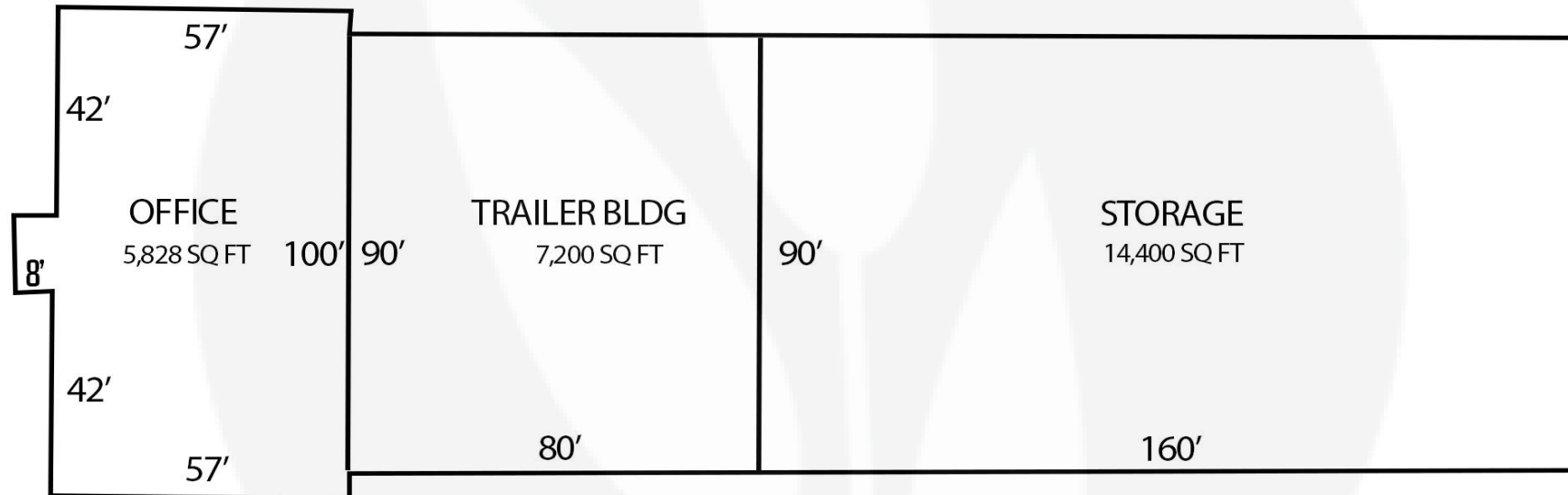


SAGE CAPITAL
REAL ESTATE



Images

6142 Highway 75 Nebraska City, NE 68410



Floor Plan

6142 Highway 75 Nebraska City, NE 68410

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

Industrial For Sale / Lease

6142 Highway 75 Nebraska City, NE 68410

- ❖ 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.

Property Info

6142 Highway 75 Nebraska City, NE 68410



Colm Breathnach

cbreathnach@sagecapitalinvestments.com

Michael Miller

mwm@Colliers.com



SAGE CAPITAL
REAL ESTATE



Aerial

6142 Highway 75 Nebraska City, NE 68410

Colm Breathnach

cbreathnach@sagecapitalinvestments.com

Michael Miller

mwm@Colliers.com

