

For Lease

1001 Highway 2
Nebraska City, NE

10,000 - 61,048 SF
Industrial Property

- Short-term leases available
- Very accessible property, located at Highway 2 and Highway 75
- Both warehouse and flex are available in this repurposed retail mall
- The building can be subdivided and drive doors with separate entrances added
- Ample parking and outside storage can be made available
- Heating and the addition of designated bathrooms can be negotiated
- The 103,340 SF building could be purchased as-is



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Area Stats



2021 Population

10-min: 8,037
20-min: 9,916
30-min: 26,257



2021 Average Household Income

10-min: \$76,775
20-min: \$80,681
30-min: \$85,171



2021 Traffic Counts

N: 9,105
S: 7,205
W: 10,270
E: 8,540



2021 Median Household Income

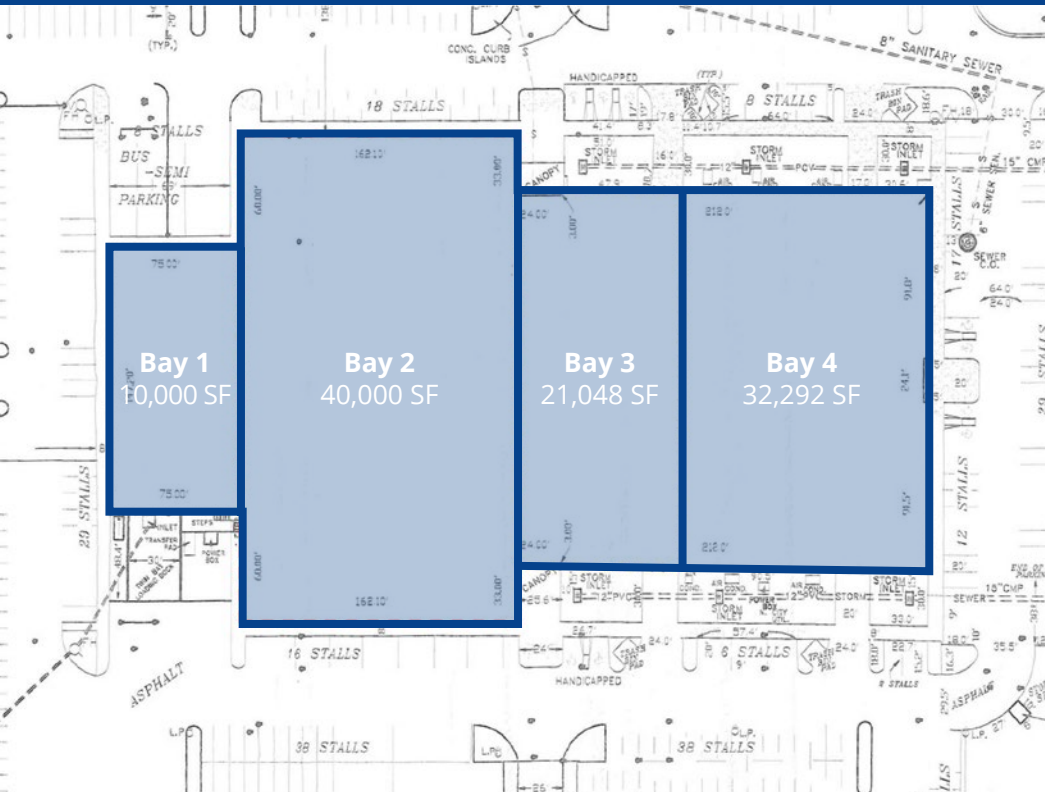
10-min: \$55,288
20-min: \$58,793
30-min: \$65,697

Comments

- Site enhanced by Highway 2 Loop expansion
- Ideally suited for warehouse, fulfillment, self-storage or customer-facing retail/flex users
- 439 parking stalls
- Ownership open to building enhancements and build to suit opportunities

Property Overview

Number		Square Footage	Lease Rate
Bay 1	Leased	10,000 SF	\$5.50/SF
Bay 2	Available	40,000 SF	\$4.50/SF
Bay 3	Available	21,048 SF	\$4.00/SF
Bay 4	Leased	32,292 SF	\$3.50/SF



Industrial For Lease

1001 Highway 2 | Nebraska City, NE 68410

Type of Listing:	Industrial
Price:	\$4.00 - 4.50/RSF
Operating Type:	NNN
Estimated Expenses:	\$1.10/RSF
Available:	Immediately
Total SF Available:	61,048 SF
Total Building SF:	103,340 SF
Minimum/Maximum:	10,000 - 61,048 SF
Year Built:	1986
Zoning:	Commercial

Lease Specifics

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord

Location

Intersection:	Hwy 2 & Hwy 75
Submarket:	Nebraska City

Construction

Heat & A/C:	Bay 1 only
Construction:	Metal
Roof:	Metal
Sprinkler:	Yes
Ceiling Height:	17' - 20'
Column Spacing:	Varies
Drive-in Doors:	3
Dock Doors:	2
Restrooms:	Yes
Power:	3 phase
Lot Size:	10 Acres

Contact us:

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