



## **Industrial Property For Sale**

### **Sale Price: \$695,000**

Former bread factory/retail outlet consisting of a 64,661 SF production/distribution area and a separate stand alone 4,135 SF maintenance building. Location is ideal for a warehouse/distribution user. Convenient access via Highway 6 and Highway 281. Property includes thirteen (13) dock doors and five (5) drive in doors with clearance heights ranging 16'-24'. It is located on the southeast corner of East South Street and South Elm Avenue in Hastings, NE.

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**Availability**

Sale Price	\$695,000
Price PSF	\$10.00
Available	62,173 SF (Warehouse) 2,500 SF (Office) 4,123 SF (Maintenance) 68,796 SF (Total)*
Total Contiguous	64,661 SF 25,000 SF (Basement)*
Year Built	1953
Total Site Area	4.36 AC
Zoning	Industrial

\*25,000 SF basement area is not included in the above price per square foot

**Property Highlights**

Building Construction	Masonry
Roof	Combination of built-up asphalt and EPDM
Parking	51 (2) ADA
Clearance Height	16' - 24'
Fire Suppressant	Yes
Heat	Yes - ceiling-mounted, gas-fired unit heaters
A/C	Yes - In office
Drive-In Doors	5 (Maintenance Shop)
Dock High Doors	13 (Main Building)
Warehouse Building	120/240 3 phase, 1,600 amp 120/240 3 phase, 2,500 amp
Maintenance Building	120/240 3 phase, 200 amp 120/240 3 phase, 100 amp
Traffic Counts	10,190 EADT

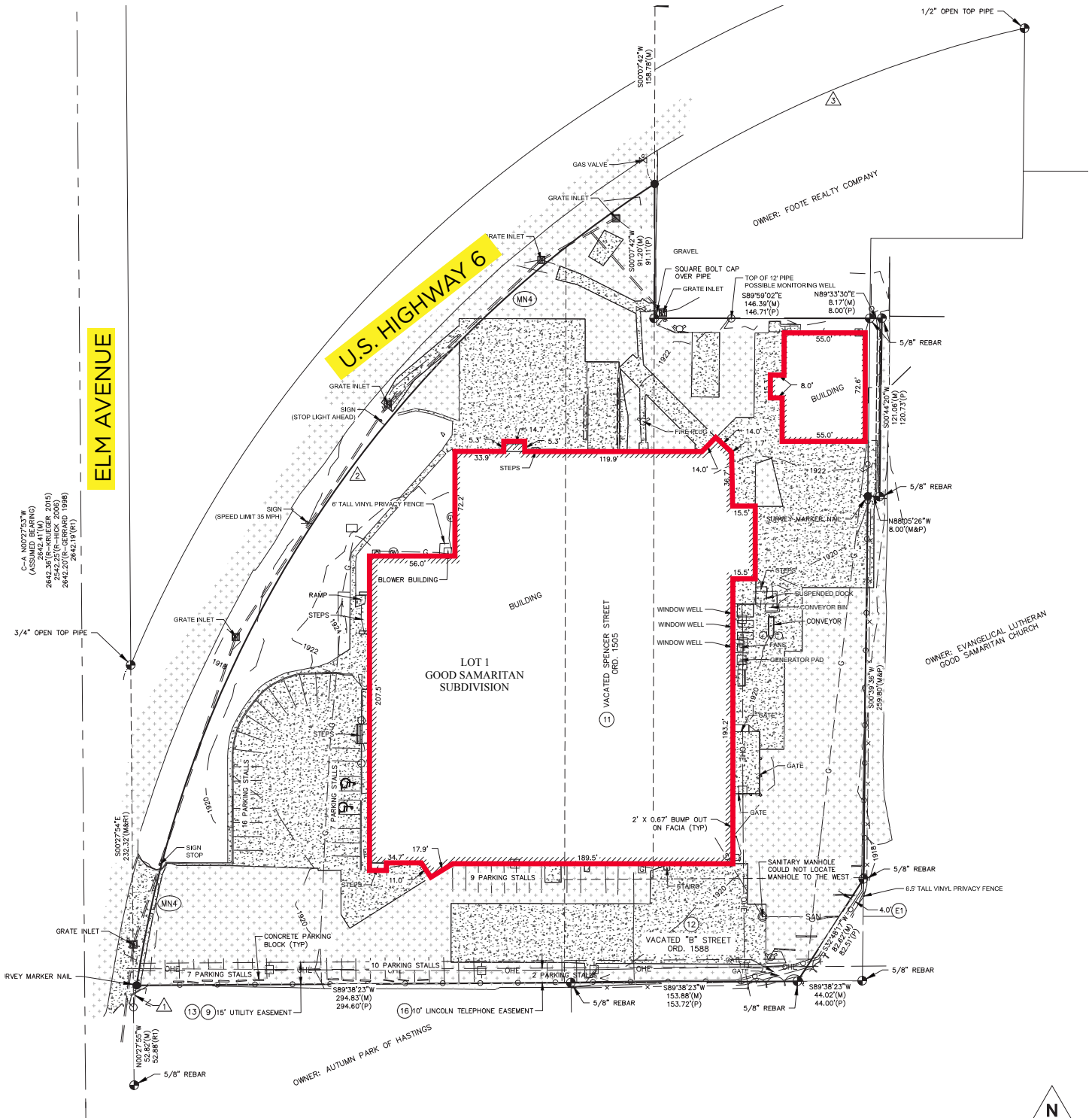
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**Property Photos**

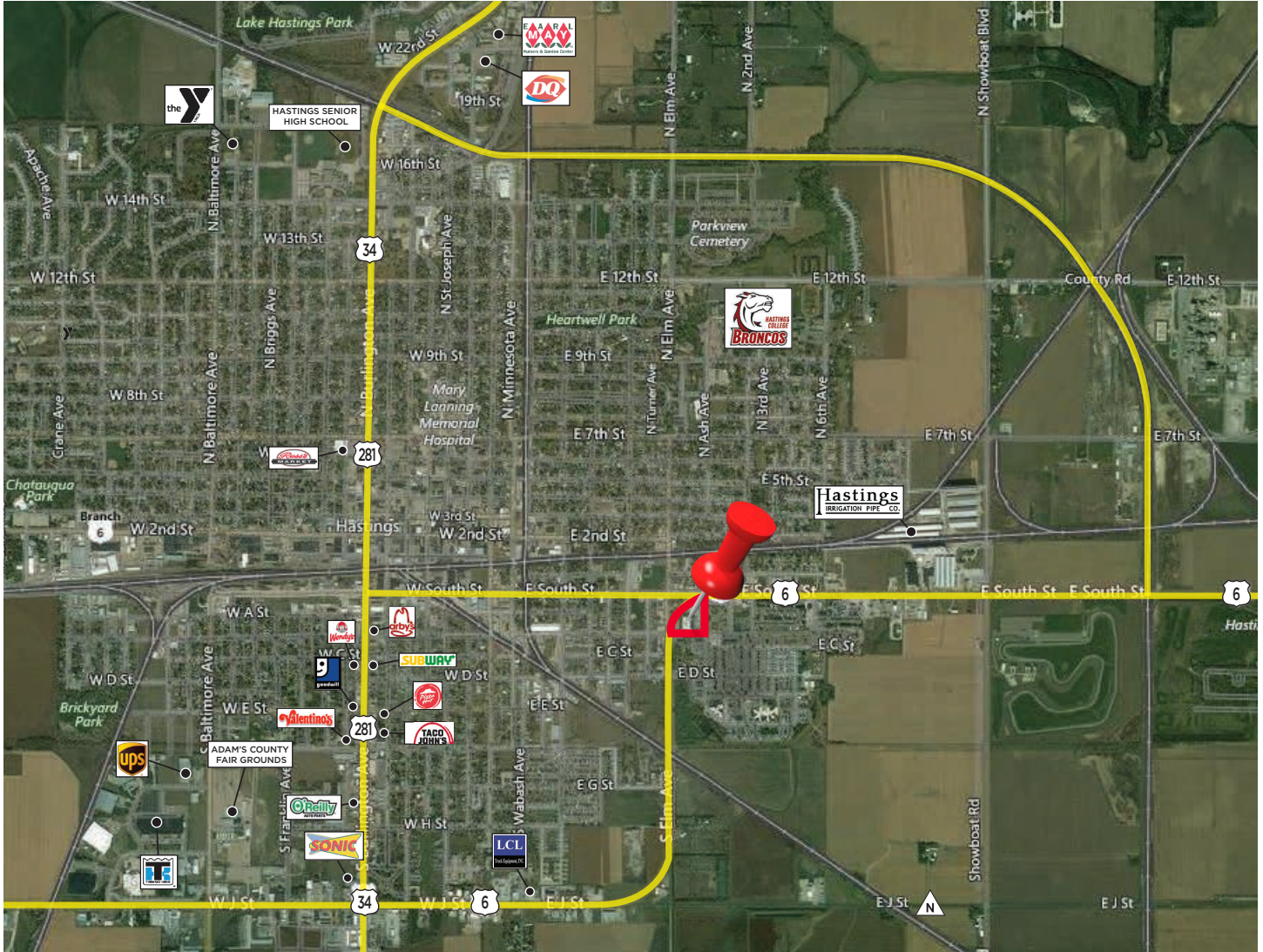


**Site Area**



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**Demographics**

	Population	Median HH Income	No. of Households
1-mile	9,115	\$36,619	3,719
3-mile	24,249	\$46,711	9,856
5-mile	26,373	\$49,761	10,213

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