

404 PACIFIC STREET

51,726 SF | \$2,620,000

404 PACIFIC STREET, FALLS CITY, NE 68355



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

SALE PRICE:	\$2,620,000
Building Size:	51,726 SF
Price / SF:	\$50.65
Lot Size:	243,590 SF
Property Type:	Industrial
Year Built:	2002
Zoning:	I-1

PROPERTY OVERVIEW

Introducing a prime opportunity in Falls City, NE – a 54,726 SF industrial property ideally suited for manufacturing ventures. This modern, well-maintained building boasts an expansive floor plan and is situated in a coveted I-1 zoning area. With ample space for production, warehouse, and office needs, this property offers a solid foundation for industrial businesses to thrive. Don't miss the chance to secure a strategic location in the thriving Falls City district.

PROPERTY HIGHLIGHTS

- Years Built: 1950, 1992, 1998, 2002, 2021
- 2,200 SF of Office space
- 3 phase power
- 7,000 SF of cold storage space
- 7,000 SF main processing area
- 2,000 SF dry storage area with dock
- 20-foot ceilings in the main warehouse

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BUILDING INFORMATION

Building Size	51,726 SF
Number Of Floors	1
Year Built	2002
Restrooms	0.0

UTILITIES & AMENITIES

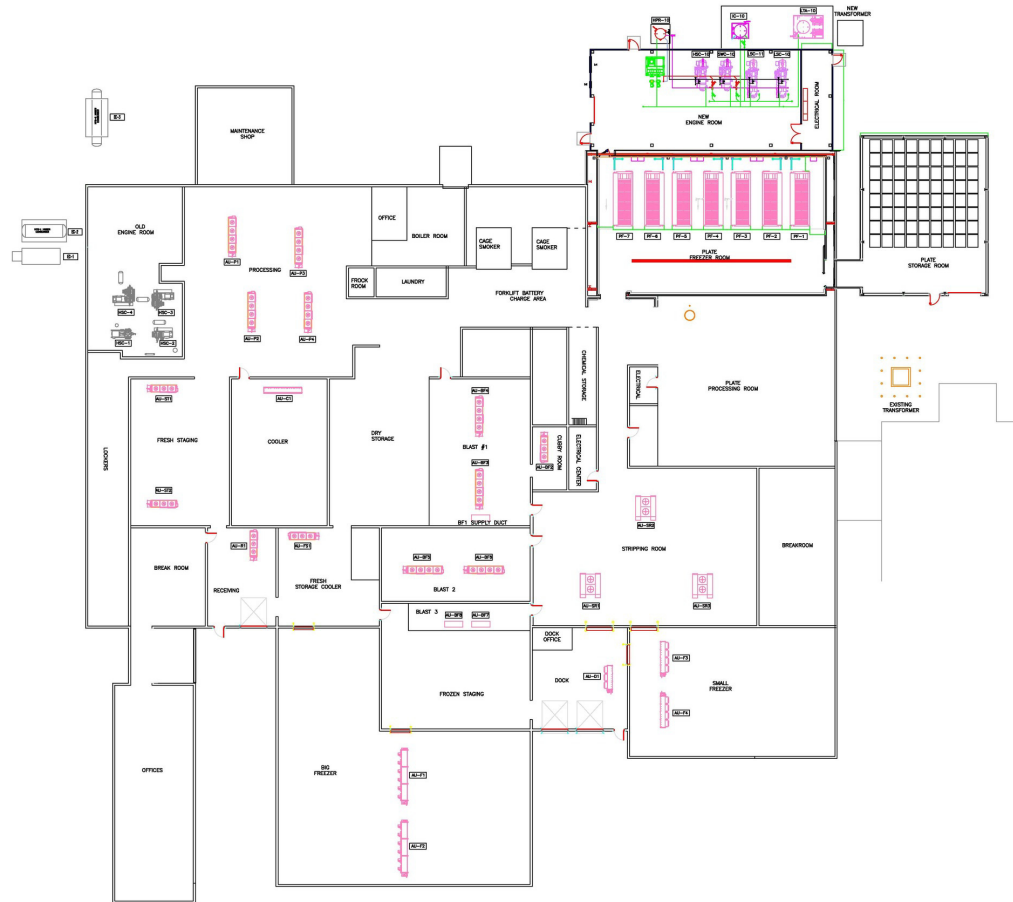
Power	Yes
Power Description	3 Phase

SITE INFORMATION

County	Richardson
Zoning	I-1
Lot Size	243,590 SF
Number Of Buildings	4

OFFERING SUMMARY

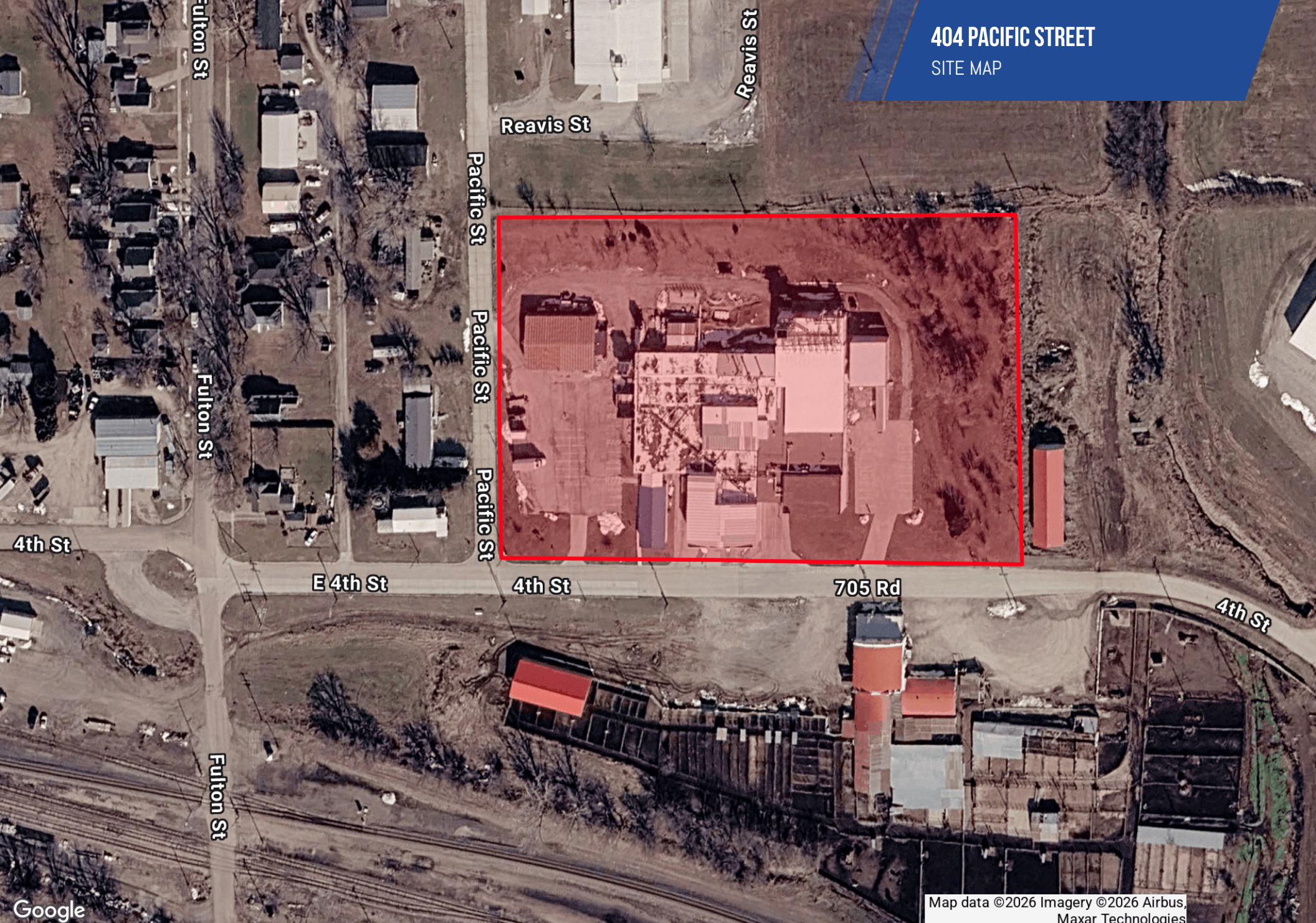
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1) FLOOR PLAN

404 PACIFIC STREET

SITE MAP



Map data ©2026 Imagery ©2026 Airbus,
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404 PACIFIC STREET AREA MAP



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