



FOR SALE

## Flex | Industrial | Warehouse | Office

351 S 12th Road, Cortland, NE | 21,180 SF | \$2,250,000



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## Property Description

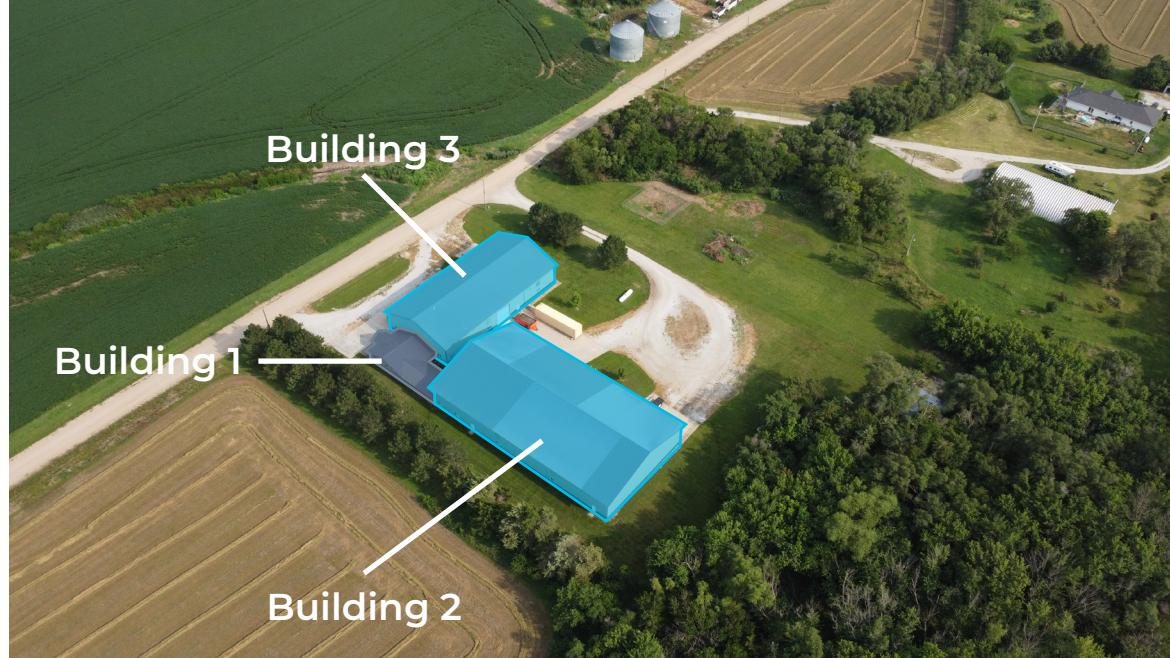
This property is a great opportunity for an owner-user located right off Highway 77. The buildings feature metal roofing and wood framing with steel exteriors, with radiant heat located in the warehouse spaces. A Phase I Environmental Site Assessment has been completed, and the property benefits from lower property taxes in Gage County compared to Lancaster County.



**\*able to expand into ~2 acres\***

Total Building SF:	21,180 SF
Year Built:	2020
Building Class:	A
Zoning:	AG-2
# of Floors:	2
Ceiling Height:	18'
# of Dock High Doors:	3
# of Drive Doors:	3
Electricity:	3-Phase

351 S 12th Road  
Overview



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

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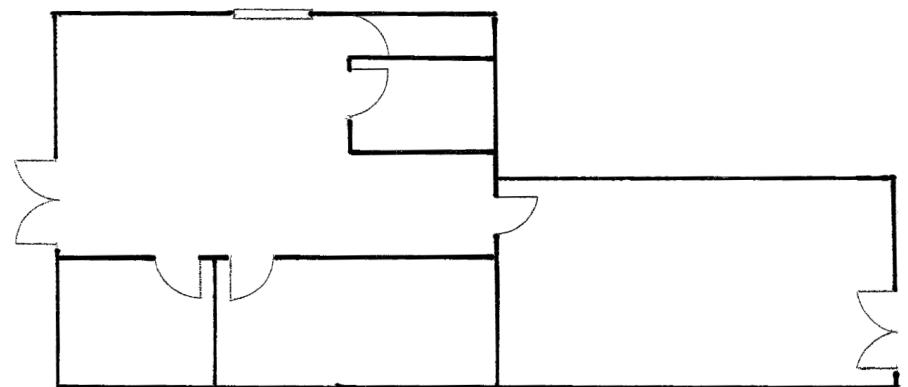


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### Building 1:

- ~2,130 SF addition (2020) to connect Building 1 & Building 2 (includes all office space & offers a dock door & overhead door).

Entry/Reception SF:	468 SF
Office 1 SF:	132 SF
Conference Room SF:	231 SF
Open Area SF:	772 SF
Restroom SF:	645 SF
Office/Processing Room: SF:	544 SF
Break Room SF:	196 SF



351 S 12th Road  
Building 1 Photos



Reception



Office 1



Conference Room



Open Area



Open Area



Office/Processing Space



Restroom 1



Break Room



Building 2

### Building 2:

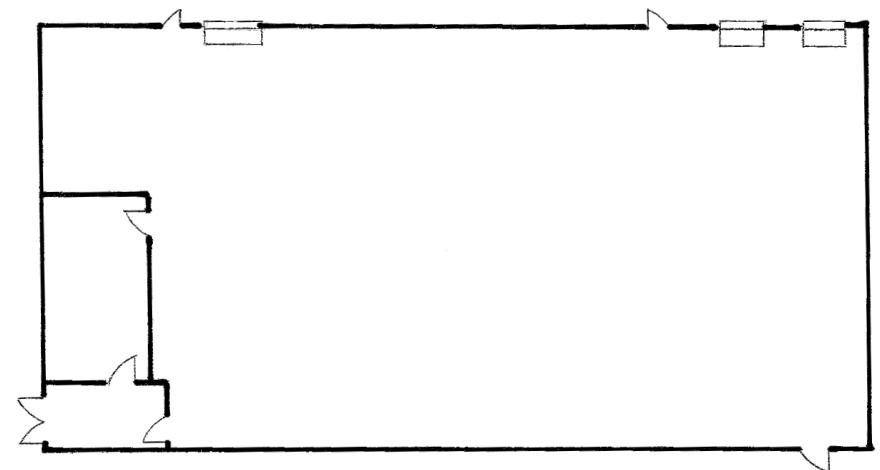
- ~11,850 SF building that includes open warehouse space and office space.
- Features (2) dock doors and (1) overhead door.

Engraving Room SF:

920 SF

Loft:

Allows up to 400 lbs PSF



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351 S 12th Road  
Building 2 Photos



Engraving Room



Engraving Room



Loft



Loft



Warehouse



Warehouse



Warehouse



Warehouse



Warehouse



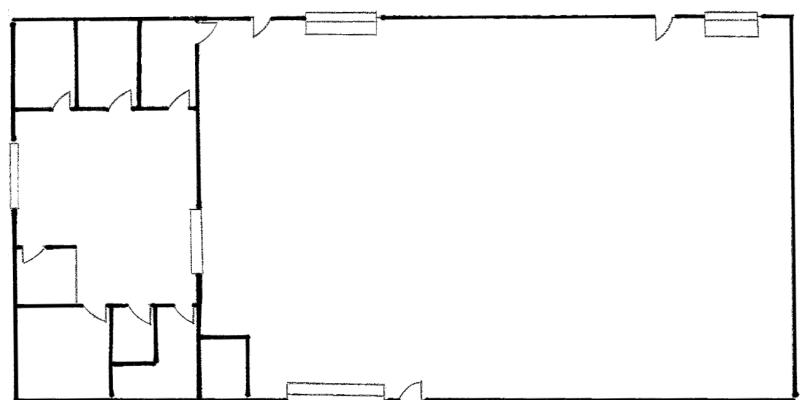
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### Building 3:

- ~7,200 SF finished building with both office and warehouse space.

Office 2 SF:	82 SF
Office 3 SF:	128 SF
Office 4 SF:	128 SF
Office 5 SF:	128 SF
Men's Restroom SF:	65 SF
Women's Restroom SF:	124 SF
Storm Shelter/Utility SF:	43 SF
Break Room SF:	196 SF

Loft: Allows up to 400 lbs PSF







Storm Shelter/Utility



Break Room



Loft



Warehouse



Warehouse



Warehouse

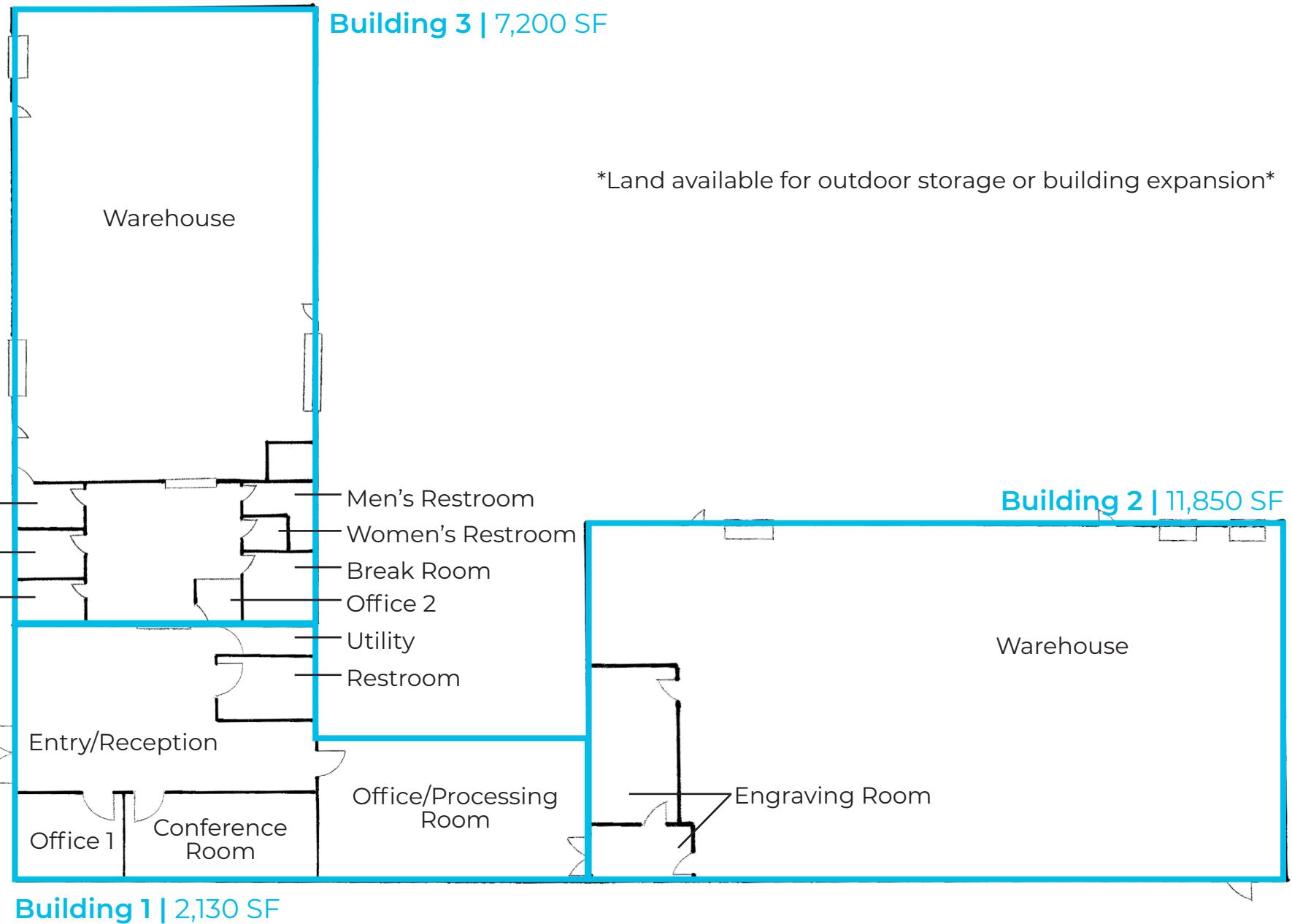
351 S 12th Road  
Exterior Photos



Back View

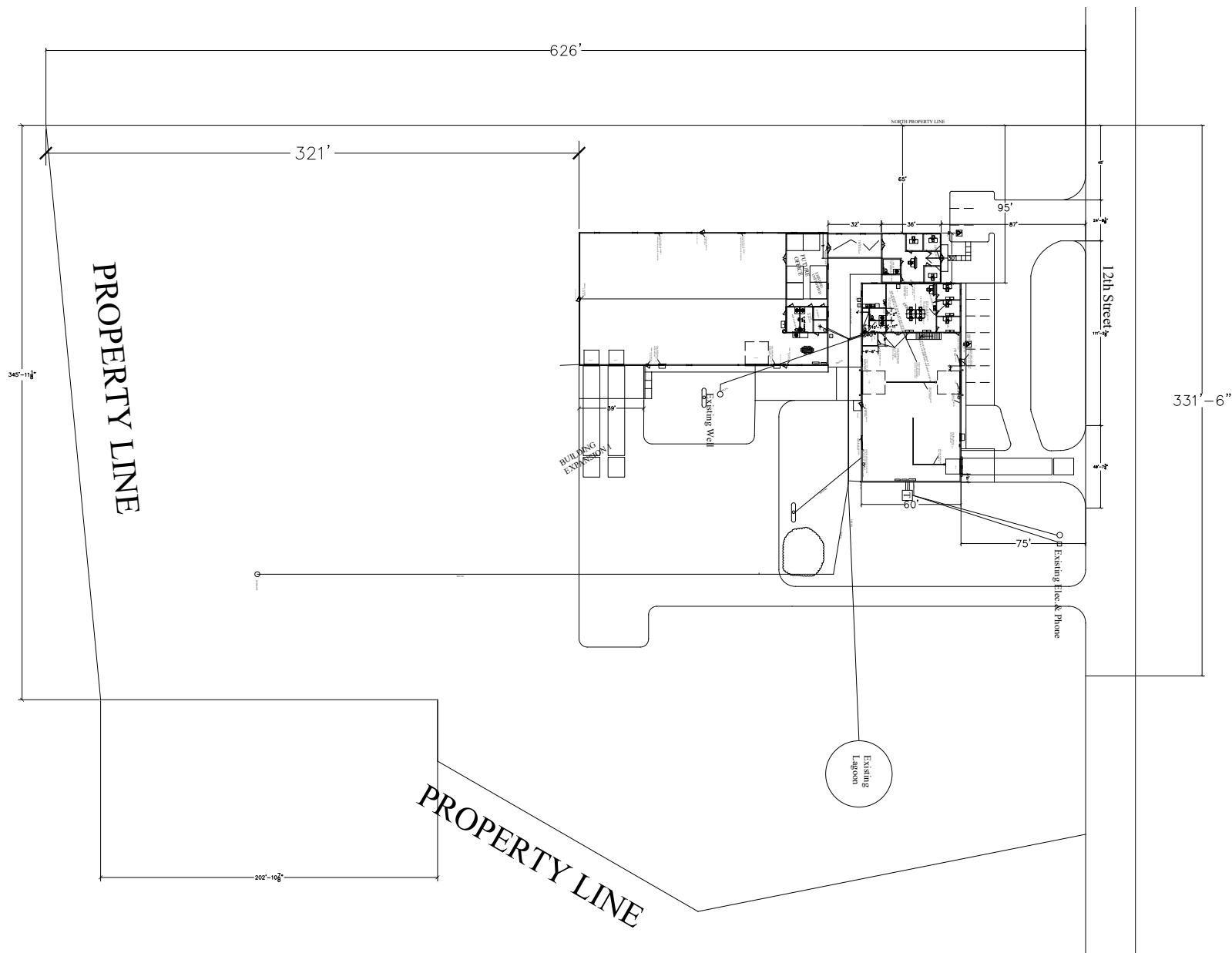
Back View

Lagoon

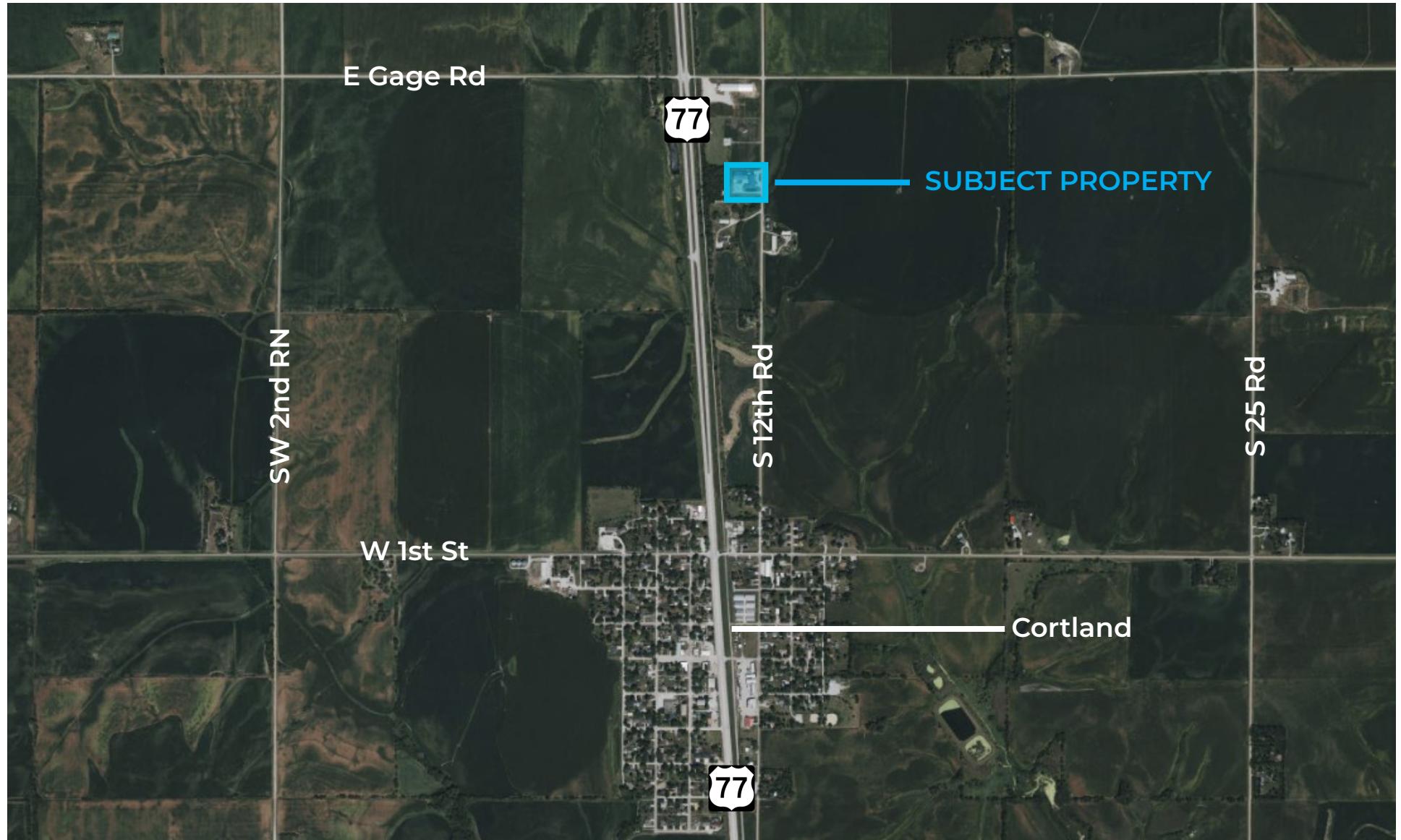


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