



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.
(Includes three (3) buildings)

Building 1:

- 5,400 SF building (1,800 square feet of finished office space & 3,600 SF of finished warehouse space)

Building 2:

- (the steel building) consists of 14,080 SF (includes open warehouse space)

Building 3:

- 1,700 SF addition (added in 2020) to connect Building 1 & Building 2 (includes all office space & offers a dock door & overhead door)



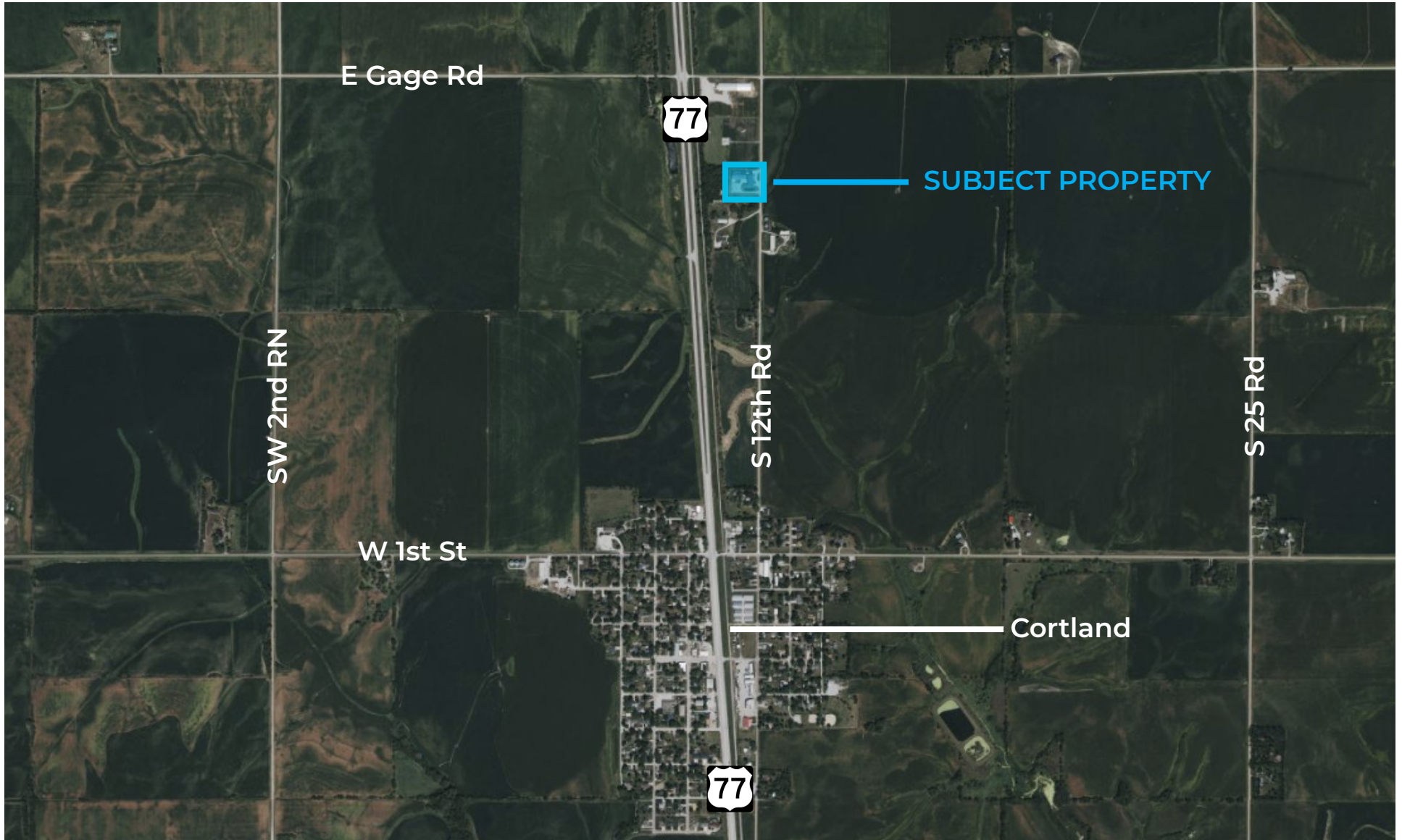
Total Building SF:	21,180 SF
Year Built:	2020
Building Class:	A
Zoning:	AG-2
# of Floors:	2
Ceiling Height:	18'
# of Dock High Doors:	3
# of Drive Doors:	3



351 S 12th Road
Warehouse Photos







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