

# GREATER OMAHA AREA CROSS-DOCK ON 5.14± ACRES

## AVAILABLE

3219 Nebraska Ave, Council Bluffs, IA 51501



### CALL FOR PRICING DETAILS

#### PROPERTY DETAILS

26,260± SF  
TERMINAL:

- 16,560± SF dock
- 39 loading positions
- 5,200± SF office (2 levels)
- 4,500± SF attached shop
  - 8 drive-ins
  - 1 drive through

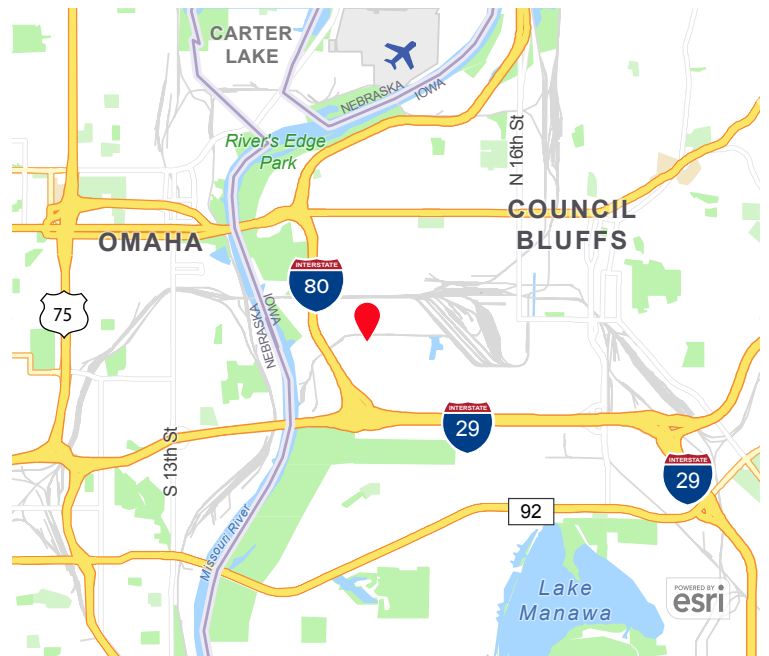
5.14± ACRE SITE:

- Concrete and gravel yard
- Fenced & lit
- On-site fueling
- I-2 zoning ([view code](#))



#### LOCATION HIGHLIGHTS

Located approximately 1.0± mile to I-29, 2.0± miles to I-80, 2.8± miles to I-480, 3.0± miles to US Route 6, and 10.8± miles to I-680, this property offers convenient access to several major highways.



**Burr & Temkin**  
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