

Site Overview

Location:	23480 Mynard Road Greenwood, NE
Total Building:	31,200 SF
Total Maintenance Shop:	+/-75%
Total Office:	+/-25%
Availability:	Within 30 days of Lease Execution
Total Available Acreage:	+/- 20 Acres
Total Acreage Improve Yard:	+/- 9 Acres
Additional Available Acreage:	+/- 11 Acres Owner willing to subdivide the property
Lease Rate:	Contact agent for pricing
Zoning:	Industrial
Year Built:	2017
Total # of Drive-In Doors/ Service Bays	8. Drive-in doors located on both sides of bldg.
Door Dimensions:	Oversized 16' x 12'

Highlights

- Strategically located between Omaha and Lincoln with less than one mile to I-80
- Property is on well and septic system
- Site offers back-up generator
- Oversized paint booth
- Driver training facilities and lounge
- 2 service bays offer mechanic pits
- Can service up to 14 vehicles at one time
- Parts cage offers roll-up door
- Oversized doors for heavy equipment operators
- Site is fully fenced, secure with electronic gate & keypad & lit
- +/- 9 acres are compacted gravel
- Concrete truck apron/pad is 6"+
- Clear height is 20'-25'



Contact

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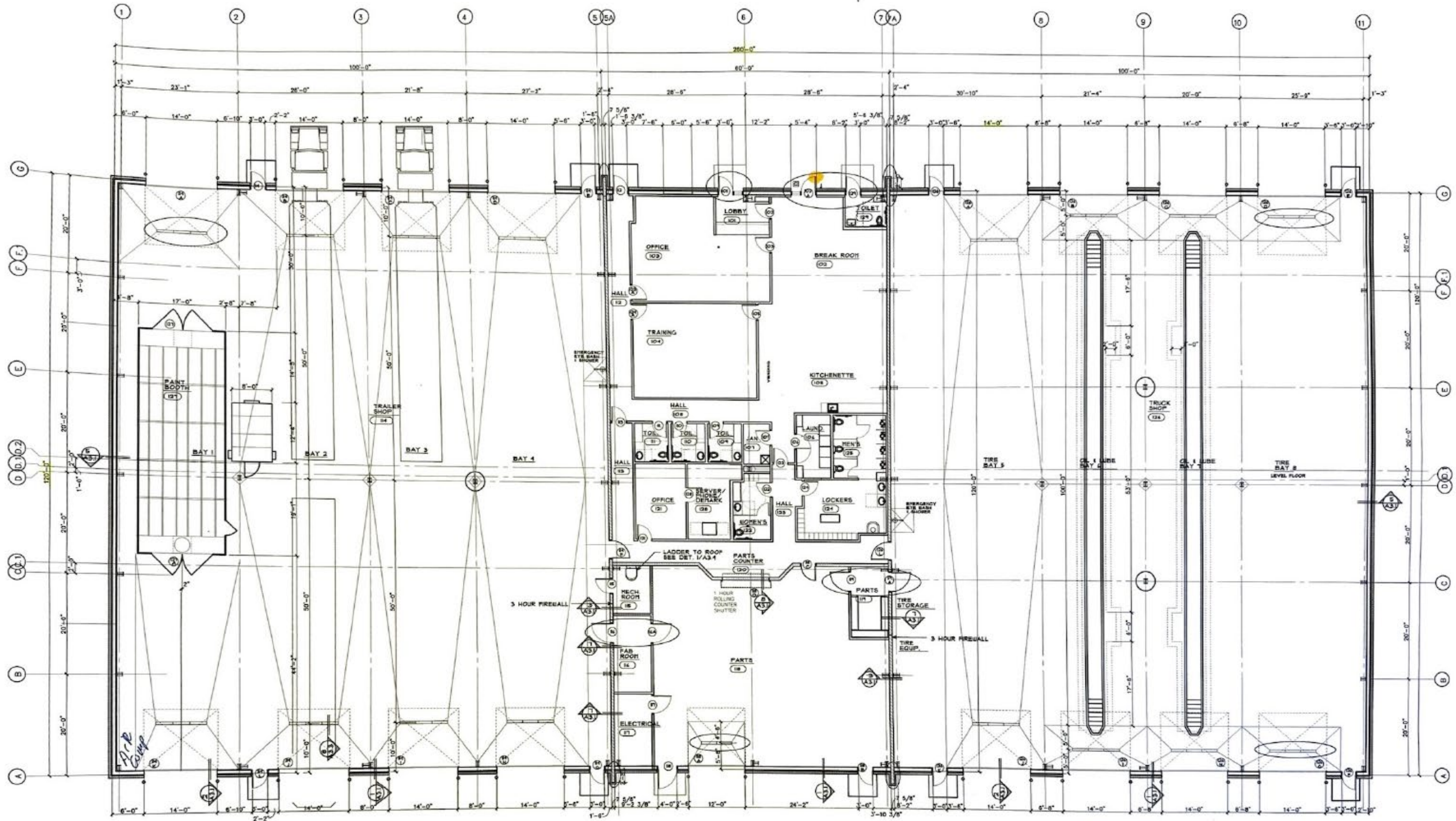
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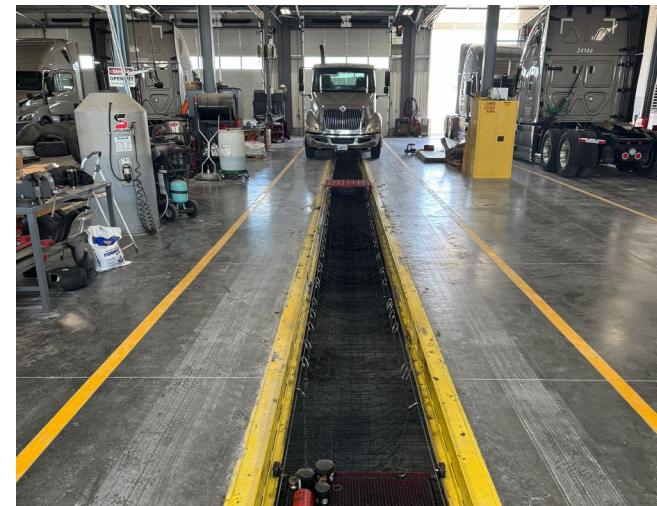
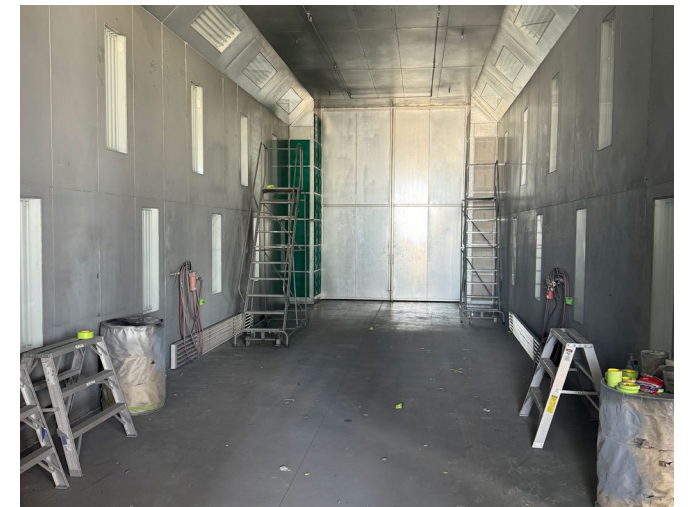
Available for Lease - Class A Truck Terminal/Maintenance Shop with Trailer-Truck Parking and Outside Storage
23480 Mynard Road, Greenwood, NE 68366



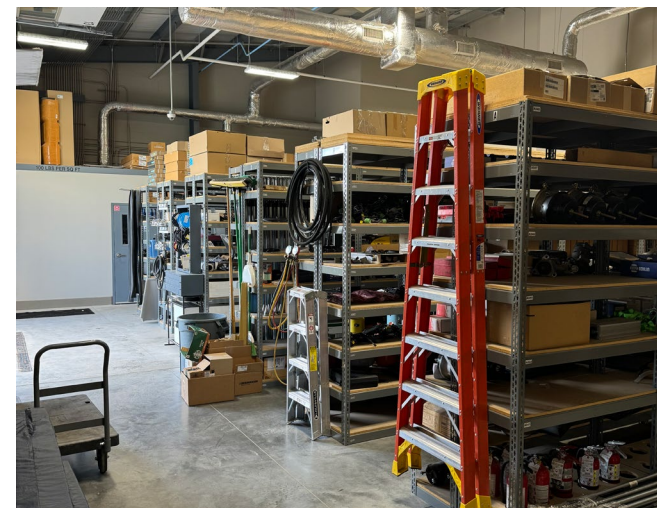
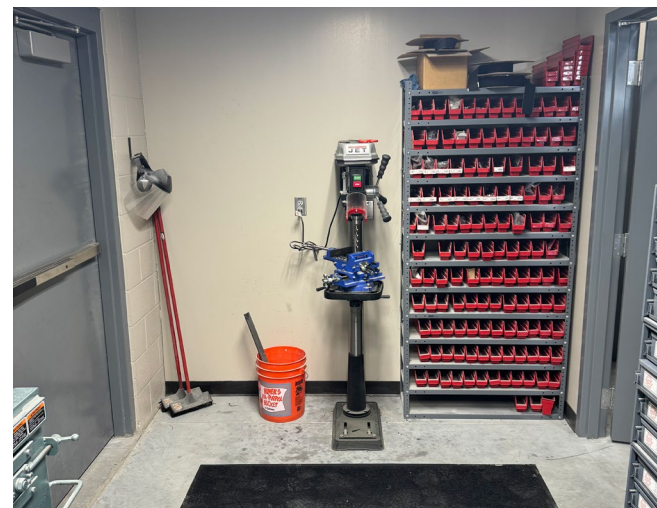
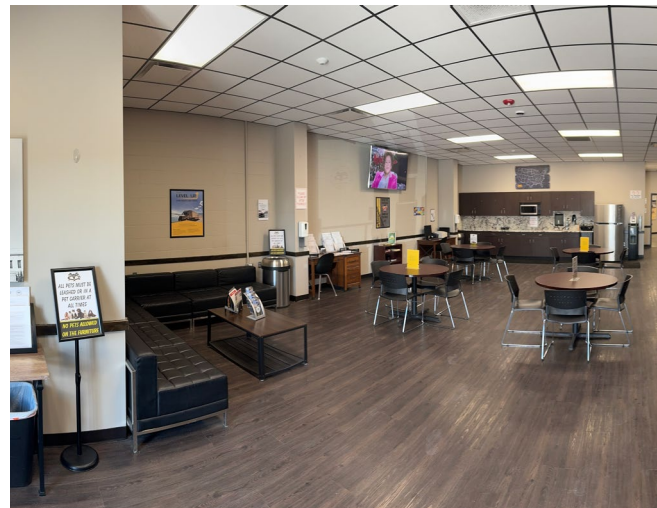
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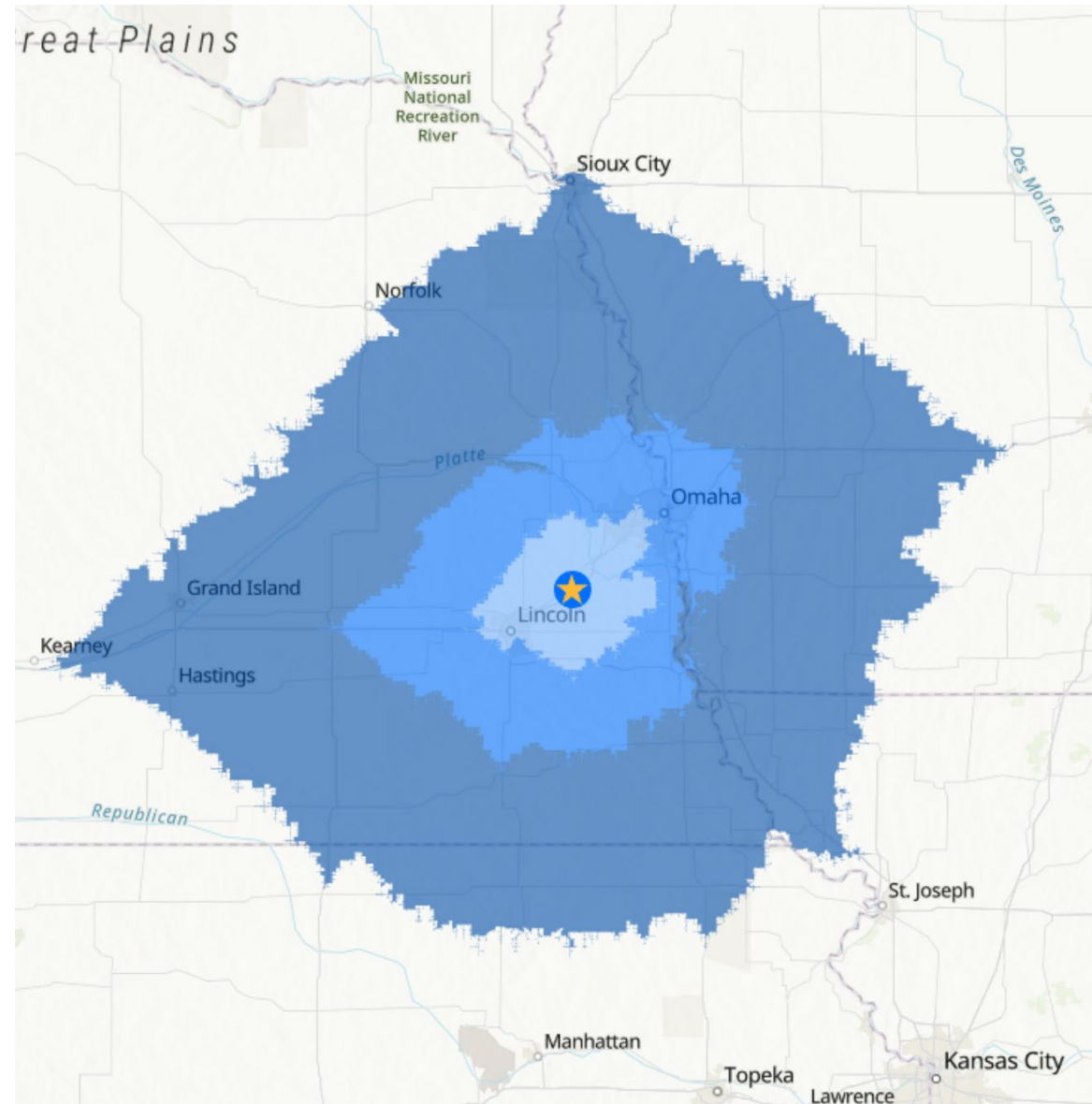


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Immediate Access

30-, 60-, 120-minute drive times



Key

- 30 Minute Contour
- 60 Minute Contour
- 120 Minute Contour
- ★ Subject Site: 12380 Mynard Rd

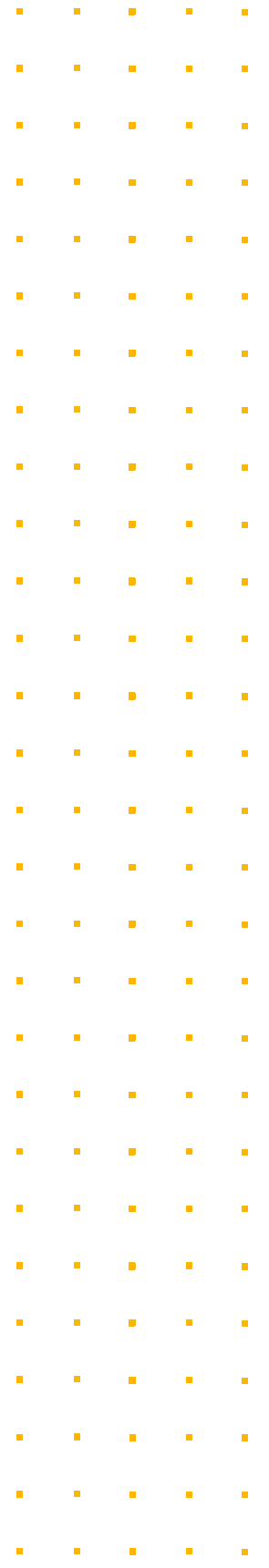
Regional Access

Logical access route to major cities



Key

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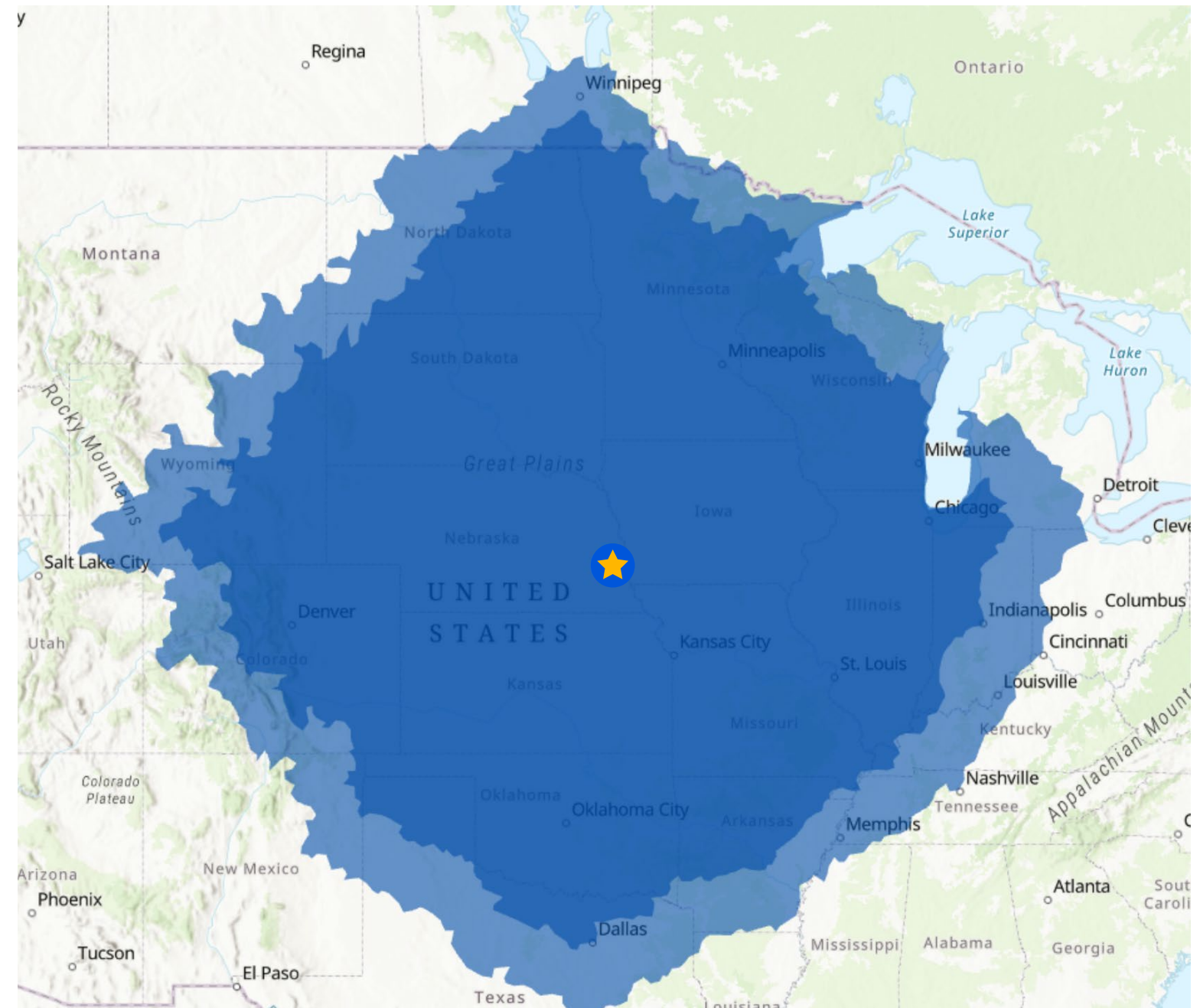
One Day Drive Time

Standard Vehicle



- ★ Subject Site: 12380 Mynard Rd
- Auto

Trucker



- Trailer
- Auto