



Warehouse/Distribution Space **1914 S Grant Ave, York, NE 68467**

Building is located off of Hwy 81 (4 lane), and 1.82 miles north of I-80

- 14,720SF available 1/1/25 up to 142,613SF available 5/1/25
- \$6.50/SF NNN (nets estimated at \$1.00/SF)
- 2,862SF - office (included in overall square footage)
- Clear Height: 19'
- Power: 3 Phase, amp/volt is being determined but heavy power user currently in place
- Five (5): 16'W x 16'H & One (1): 18'W x 14'H Overhead doors
- Five (5): 8'W x 9'H Dock Doors with Pit Levelers
- 2.5 acres of outside storage and additional yard area available
- 2023 Updates include: new ESFR sprinkler system, 60 mil TPO roof with R30 insulation, LED lighting, Thermocycler heaters



U.S.
PROPERTY

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Covered South Dock Well



North Docks



Production Space



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