



## 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)
- Power: 3 Phase, amp/volt is being determined but heavy power user currently in place
- Overhead doors: One (1): 16'W x 16'H and One (1): 20'W x 16'H (to be verified)
- Outside storage available
- ESFR Sprinkler system getting installed January 2025
- LED Lighting upgrade
- New Roof



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U.S.  
PROPERTY

ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION.

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