



FOR LEASE OR SALE
300 E 39TH STREET

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM
KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

113,105 SF
HASTINGS, NE



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**OUTDOOR
STORAGE POSSIBLE**



**CLOSE PROXIMITY
TO I-80**



**WAREHOUSE
HEATED BY TWO
HASTINGS AIR
ROTATION UNITS**



PROPERTY DETAILS

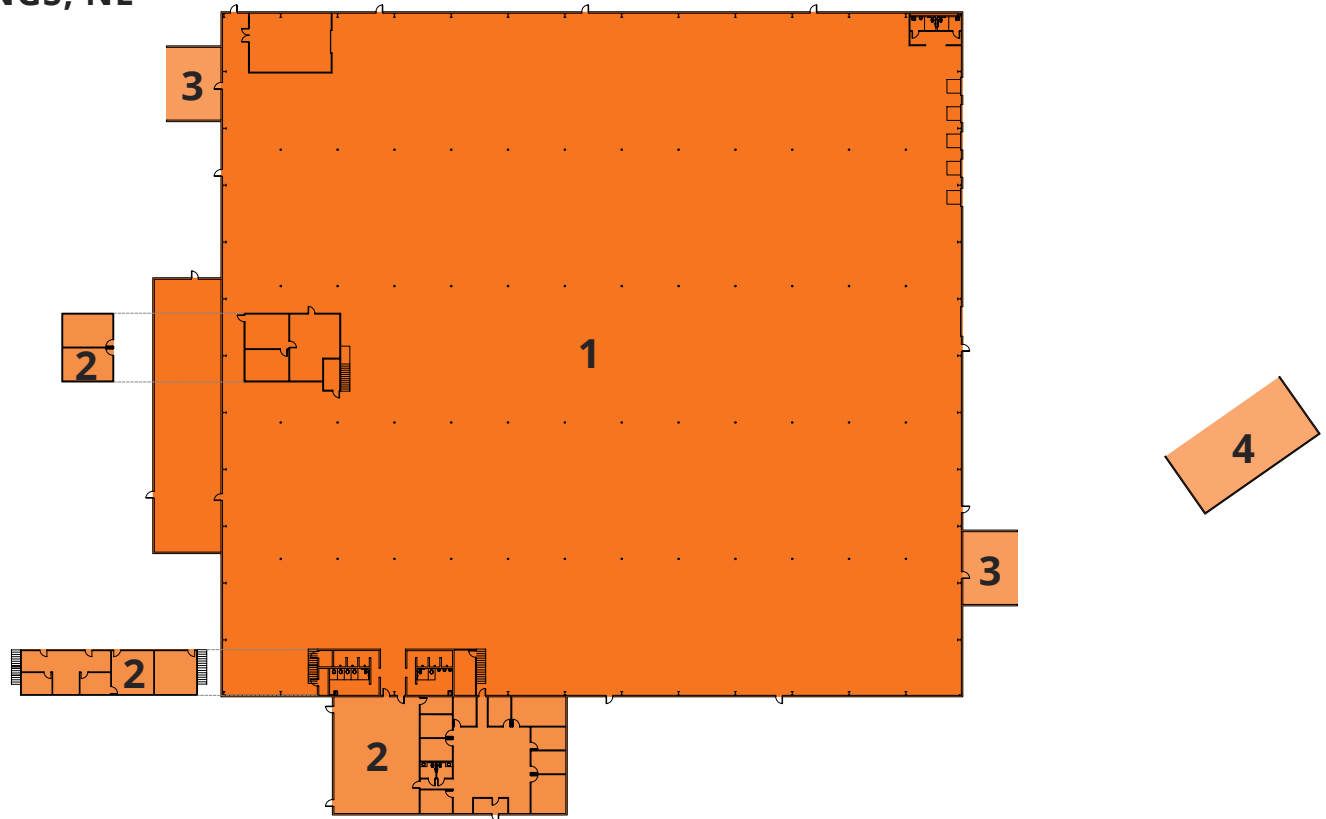
300 E 39TH STREET | HASTINGS, NE

AVAILABLE SPACE 1/1/23	113,105 SF
WAREHOUSE SPACE	101,941 SF
OFFICE SPACE	7,656 SF
COVERED STORAGE	1,600 SF
EXTERIOR STORAGE	1,908 SF
DOCK DOORS	5
DRIVE-IN DOORS	1
CRANES	1 One-ton; 1 Two-ton
CLEAR HEIGHT	20' - 28'
COLUMN WIDTH & DEPTH	25' x 60'
ROOF	Metal
WALLS	Metal
YEAR BUILT	1996
POWER	1500 & 2500 KVA Transformers; 2,000 & 3,000 AMP 3-Phase Switch Gear Services
BUSS BARS	2,000 AMP Services: 4 Sub-Buss, 3,000 AMP Service: 1 Main Buss; 4 Sub-Buss
PARKING	150 Parking Stalls
LAND AREA	8.93 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	320-00084.00
OPEX ESTIMATE	\$0.91/SF



FLOOR PLAN

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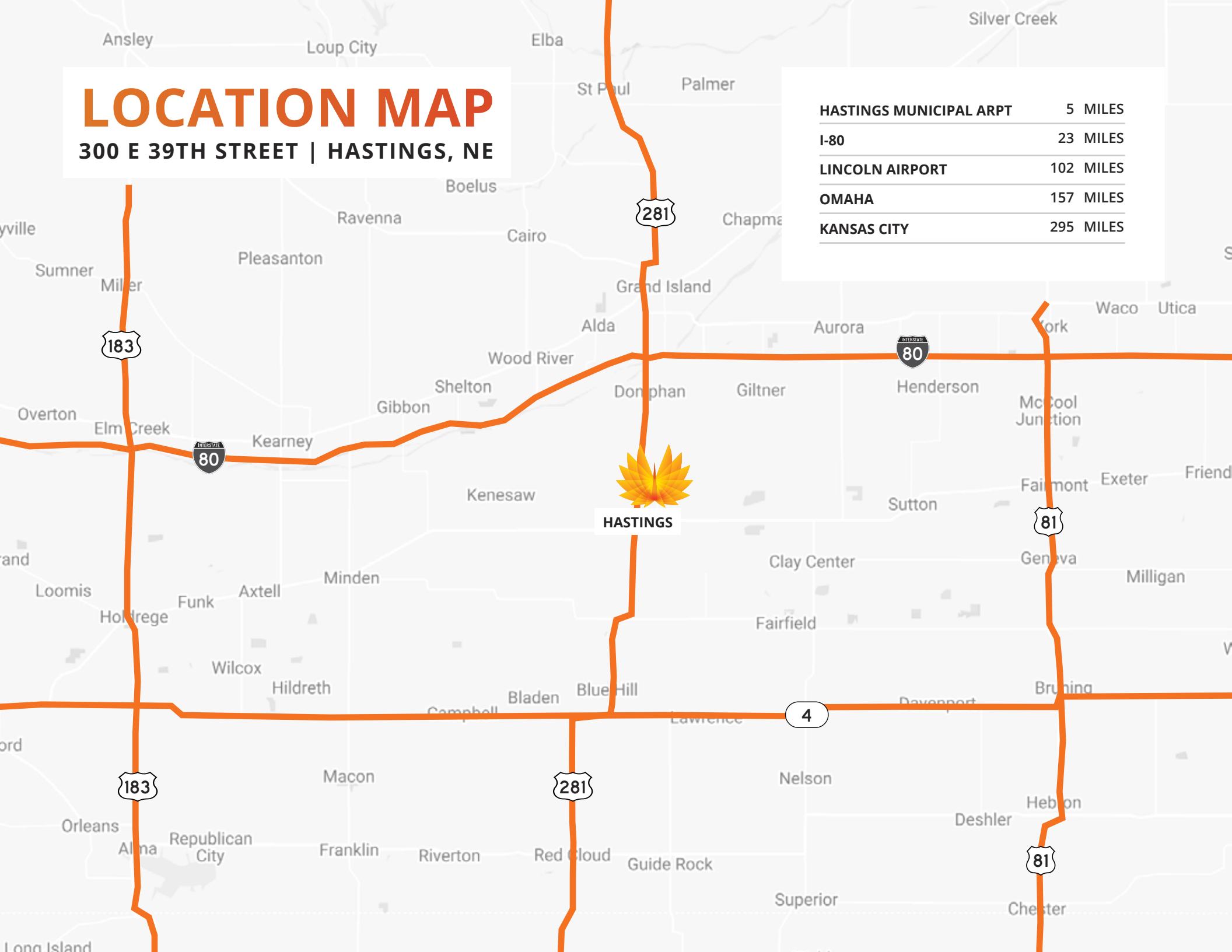
NUMBER	SPACE DESIGNATION	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	25' x 60'	101,941 SF
2	OFFICES	N/A	7,656 SF
3	COVERED STORAGE	N/A	1,600 SF
4	EXTERIOR STORAGE	N/A	1,908 SF
TOTAL			113,105 SF



LOCATION MAP

300 E 39TH STREET | HASTINGS, NE

HASTINGS MUNICIPAL ARPT	5 MILES
I-80	23 MILES
LINCOLN AIRPORT	102 MILES
OMAHA	157 MILES
KANSAS CITY	295 MILES



HASTINGS