

ALL FIELDS DETAIL



2608 E 32nd St Suite A

Mls #	20261043	Total Sq. Ft.	7501-10000
Asking Price	\$6,463	Parking Capacity	10-20
Status	NEW LISTING	Approx. Age	16-25 Years
Class	COMMERCIAL/INDUSTRIAL	Overhead Doors	Other-see remarks
Type	COMMERCIAL/INDUST	Present Use	Industrial
Area	2 - NE in town Kearney (N of 25th St & E of 2nd Ave)	Ceiling Height	16-20
Address	2608 E 32nd Street Suite A	Freight Elevator	N/A
City	Kearney	Stories	1
County	Buffalo		
State	NE		
Zip	68847		
Sale/Rent	For Rent		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Listing Agent	Patrick Slack - Cell: 308-379-6976	Listing Office 1	C21 Midlands - Main: 308-234-5550
Listing Agent 2	Brandon Benitz - Cell: 308-224-9527	Listing Office 2	C21 Midlands - Main: 308-234-5550
Owner: Name	Rovar Park, LLC	Listing Date	7/15/2026
Legal	Lot 1, and part of Lot 2, St Lukes Good Samaritan Village, COK, Buffalo Co. NE	Office Sq. Ft.	588
Warehouse Sq Ft.	8,812	Rentable Sq. Ft.	9,400
Zoning	M-1	Flood Zone	No
Lockbox Number	Call Agent	Associated Document Count	1
Update Date	7/15/2026	Status Date	7/15/2026
Cumulative DOM	1	Cumulative DOMLS	1
Hotsheet Date	7/15/2026	Price Date	7/15/2026
Input Date	7/15/2026 4:56 PM	Original Price	\$6,463
Days On Market	1	Days On MLS	1
Short Sale	No	Bank Owned	No
Use BrokerBay	Yes	Video/Audio Surveillance	No
Geocode Quality	Exact Match	Picture Count	10
Input Date	7/15/2026 4:56 PM	Update Date	7/15/2026 10:33 PM
Video Count	0	Floor Plans Count	0

FEATURES

Overhead Door Height	Utilities Available	Miscellaneous	To Show
14Ft Clear	Electric	Tenant Pays Utilities	Call Agent
Construction	Gas	Outside Storage	Make Appointment
Metal	City Water	Fencing	Utilities Paid By Renter
Siding	City Sewer	Utility Separate	Gas
Steel	Foundation	Location	Electricity
Heat Type	Slab	Industrial Park	Water
Electric Forced	Roof	Flood Insurance	Garbage
Radiant Heat	Pitch	No	Applies All
Floors	Metal	Documents On File	Overhead Door Width
Concrete Slab	Docks	Aerial Photo	14Ft Wide
Heavy	Semi	Legal Description	
Parking		Building Plans	
Parking Space		Terms	
Concrete		Lease Only	

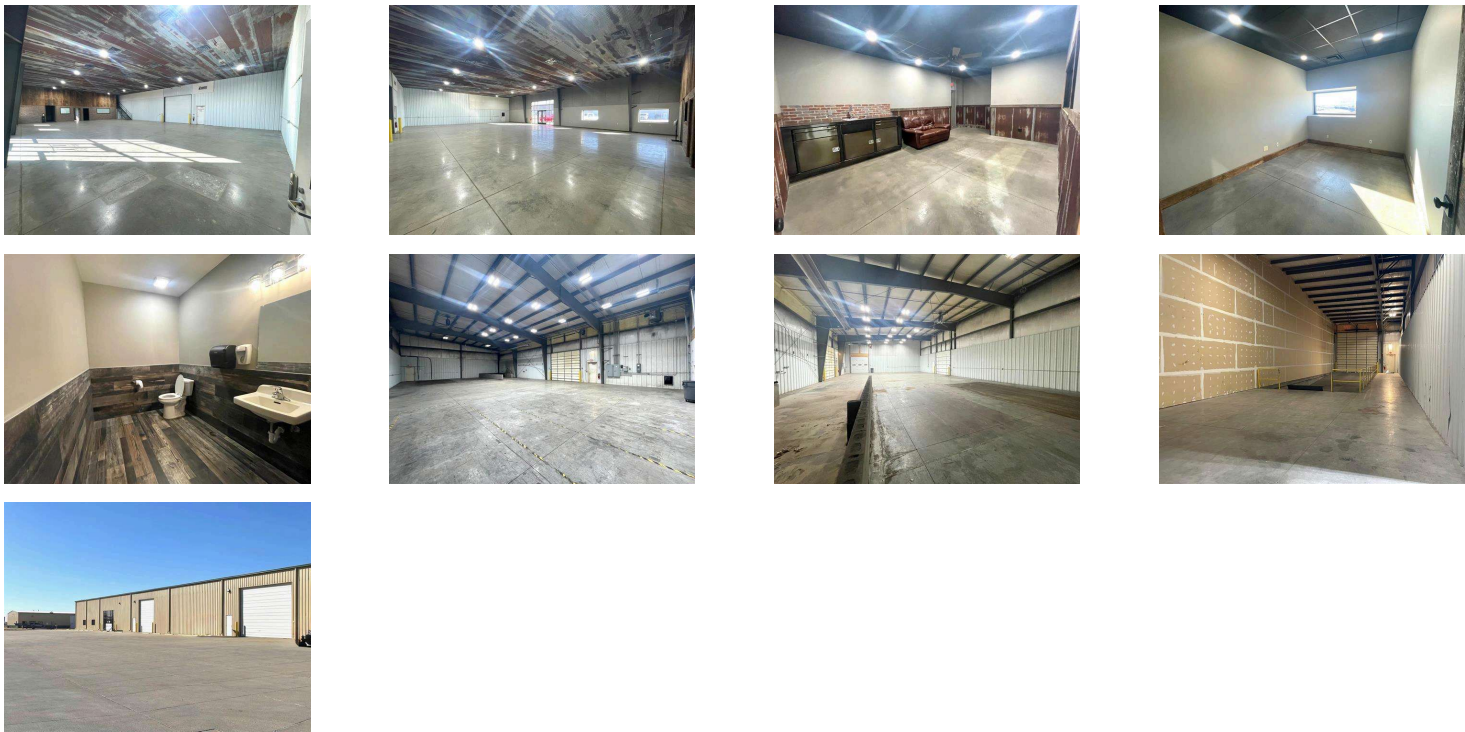
FINANCIAL

Foreclosure	No	IDX Include	Y
Taxes	N/A	Restricted Covenant	Call Listing Office
Flood Zone	No	Parcel #	605332720
Tax Year	2025	DATE ENTERED	7/15/2026

REMARKS

Remarks 9400 RSF of Industrial Warehouse and Flex space available immediately for lease. Owner seeking a minimum 3-year lease term with a proposed rate of \$8.25/RSF/YR (Base Lease Rate) + \$1.40/RSF NNN. Space includes 8812 sq ft of tempered controlled flex space plus 588sqft of office space. Adjacent amenity of indoor semi height dock loading/unloading area. Facility also includes outdoor and securitized concrete parking and storage. Utilities are separately metered. 16' Sidewalls with 24 ft Center Building clearance. Multiple 14' Tall overhead doors. Building is fully insulated. Tenant responsible for utilities. City water & City Sewer. Property is Zoned M-1.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All measurements are approximate.