



FOR SALE

**Industrial/Flex Building
+ 100% occupied self storage facility**

2120 Market Street

Beatrice, NE 68310

\$1,186,250

Warehouse - 6,600 SF

Storage Bays - 41 units

LISTING AGENTS:



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Note: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

2120 Market Street

About the Property

Centrally located industrial flex space & 100% occupied 41 self-storage bays for sale in Beatrice, just off market street. Ideal for an owner user looking for a nice flex warehouse with additional income coming in from the self-storage bays. Convenient access for loading and unloading to suit various business requirements.

The 6,600 SF flex space consists of 5,280 SF of warehouse space and 1,320 SF of flexible office space. Additional features include floor drains and four 14x14 overhead doors.

Self Storage Income

Self Storage Only					
Unit Summary					
Qty	Price	W	D	TotalSqFt	Monthly
6	\$ 39.00	5	10	50	\$ 234.00
8	\$ 79.00	10	20	200	\$ 632.00
8	\$ 59.00	10	10	100	\$ 472.00
8	\$ 69.00	10	15	150	\$ 552.00
11	\$ 109.00	10	30	300	\$ 1,199.00
Self Storage Income Only					
				Monthly Income	\$ 3,089.00
				Annual Income	\$37,068.00
Expenses					
				Monthly Expenses	\$ 622.75
				Annual Expenses	\$ 7,473.00
Self Storage Only Net Operating Income					\$29,595.00

BUILDING AND LEASE DETAILS:

- ▶ **Total Building SF:** 6,600 SF
- ▶ **Ceiling Height:** 18ft
- ▶ **Office:** 1,320 SF
- ▶ **Property Type:** Industrial/Flex
- ▶ **Overhead Doors:** 4 (14x14)
- ▶ **Warehouse:** 5,280 SF

Agent has equity

2120 Market Street | Photos





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