

FOR SALE

2410 PRODUCTION DRIVE, UNITS 3, 4, 7 & 8, ROCA, NE 68430

INDUSTRIAL | 12,000 SF | \$1,900,000



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Bob Peterson

402.432.1805

bobpeterson@lee-associates.com

Boomer Peterson

402.430.2318

bpeterson@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

This property offers flexible space that can accommodate a single user or be divided into four smaller units. When utilized as one cohesive area, it can support multiple full drive-thru lanes. Featuring 6-inch reinforced concrete floor, along with the potential for three-phase electricity, this space is suitable for light manufacturing. The building includes a 24-foot center point clearance and 14-foot drive-thru doors, making it ideal for distribution and storage needs. Property offers approximately 1,000 SF of office with two private offices and two bathrooms.

PROPERTY HIGHLIGHTS

- (6) 14' drive thru overhead doors for access
- 6" reinforced concrete floors
- 24' center point clearance

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VIDEO

LOCATION DESCRIPTION

Located near Lincoln's South Beltway and West Bypass (HWY 77) this property offers excellent access to I-80 and NE-2. It lies in the path of Lincoln's expanding southwest corner of town. With frontage to Saltillo Road, it provides convenient access to 14th St and 27th St, two key thoroughfares in the city.

OFFERING SUMMARY

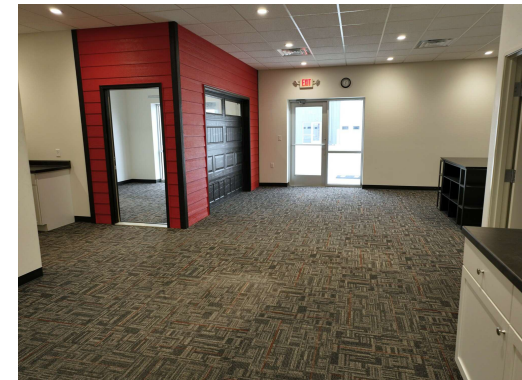
Sale Price:	\$1,900,000
Number of Units:	4
Size:	12,000 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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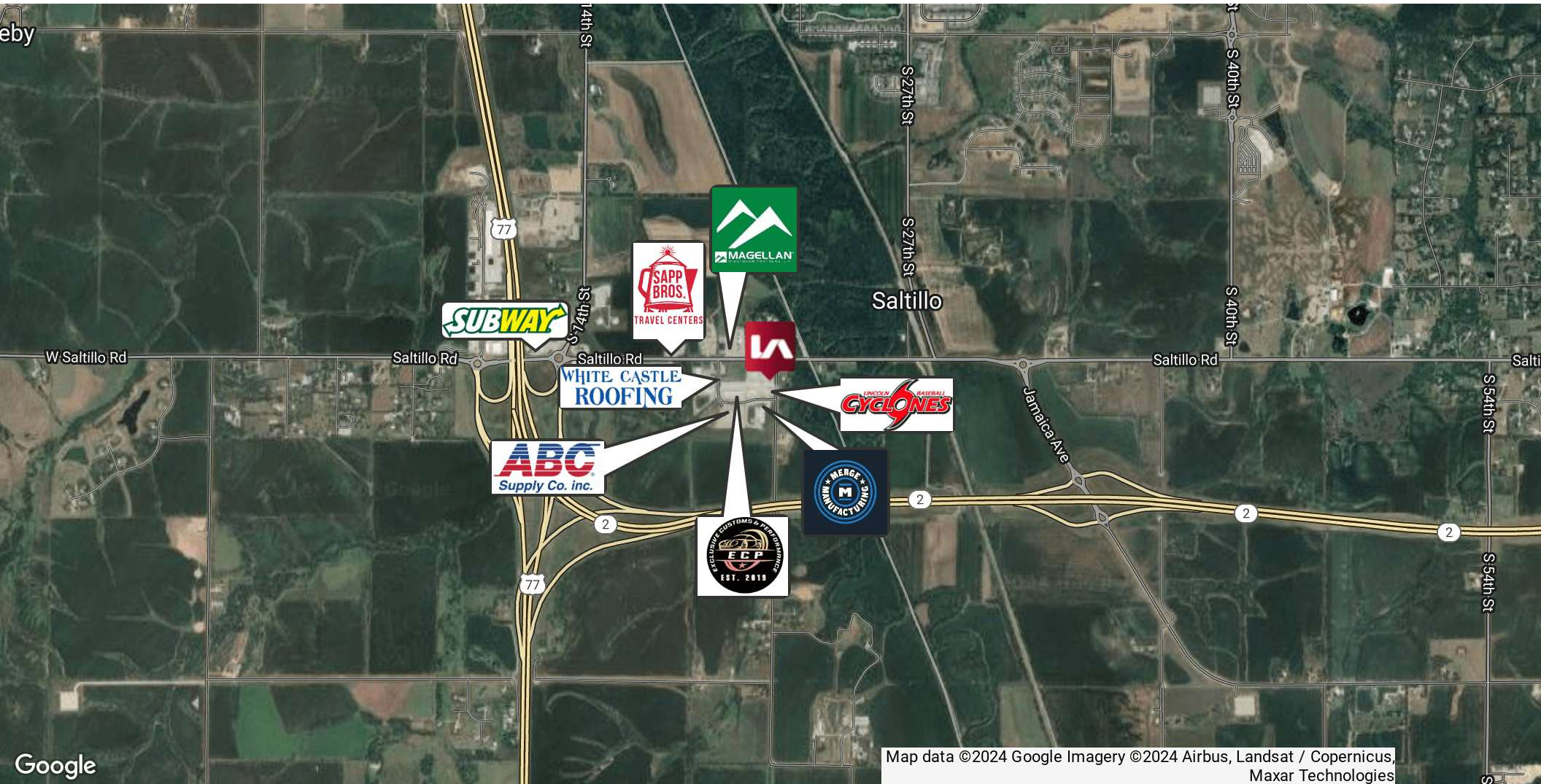
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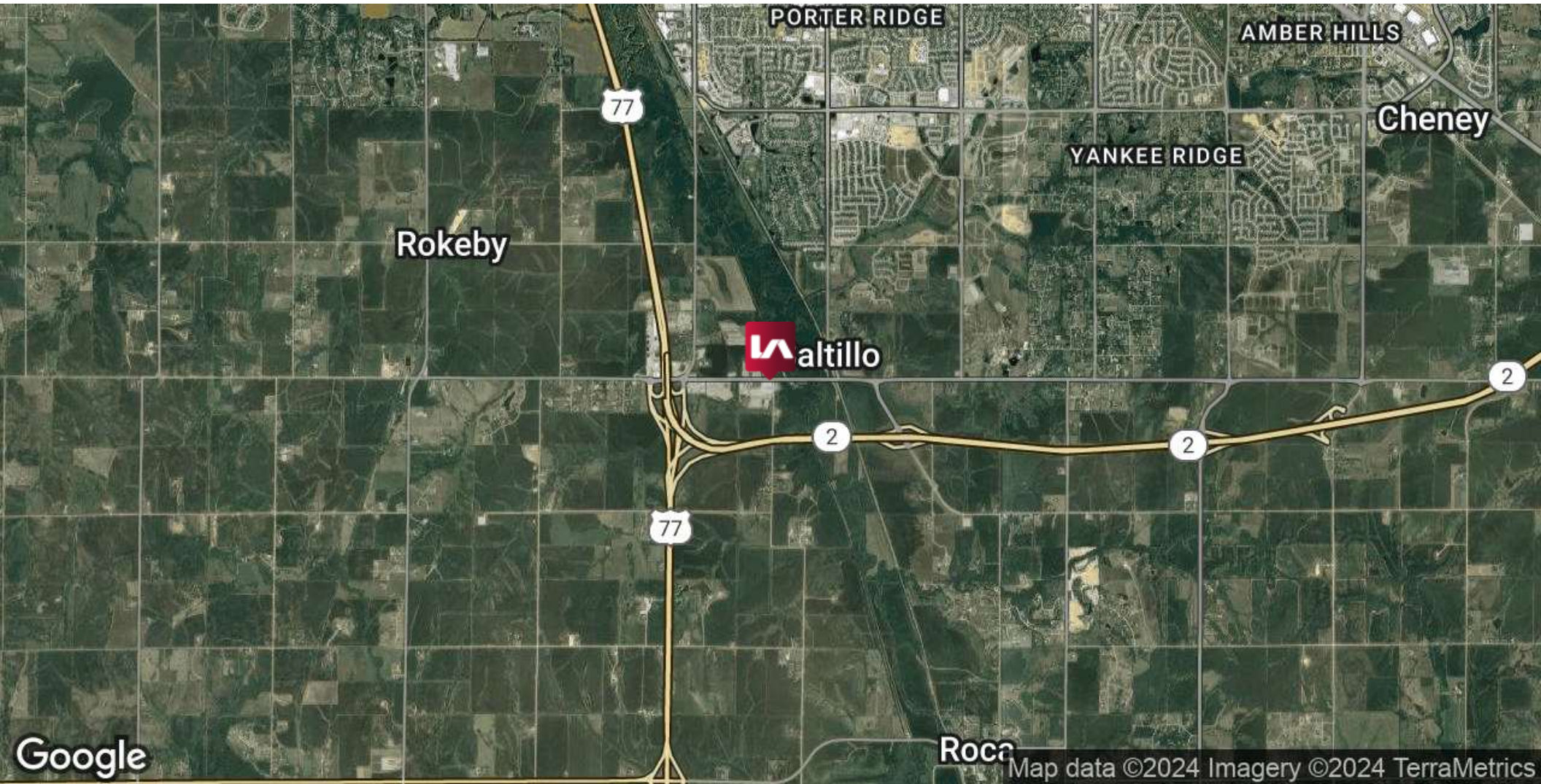
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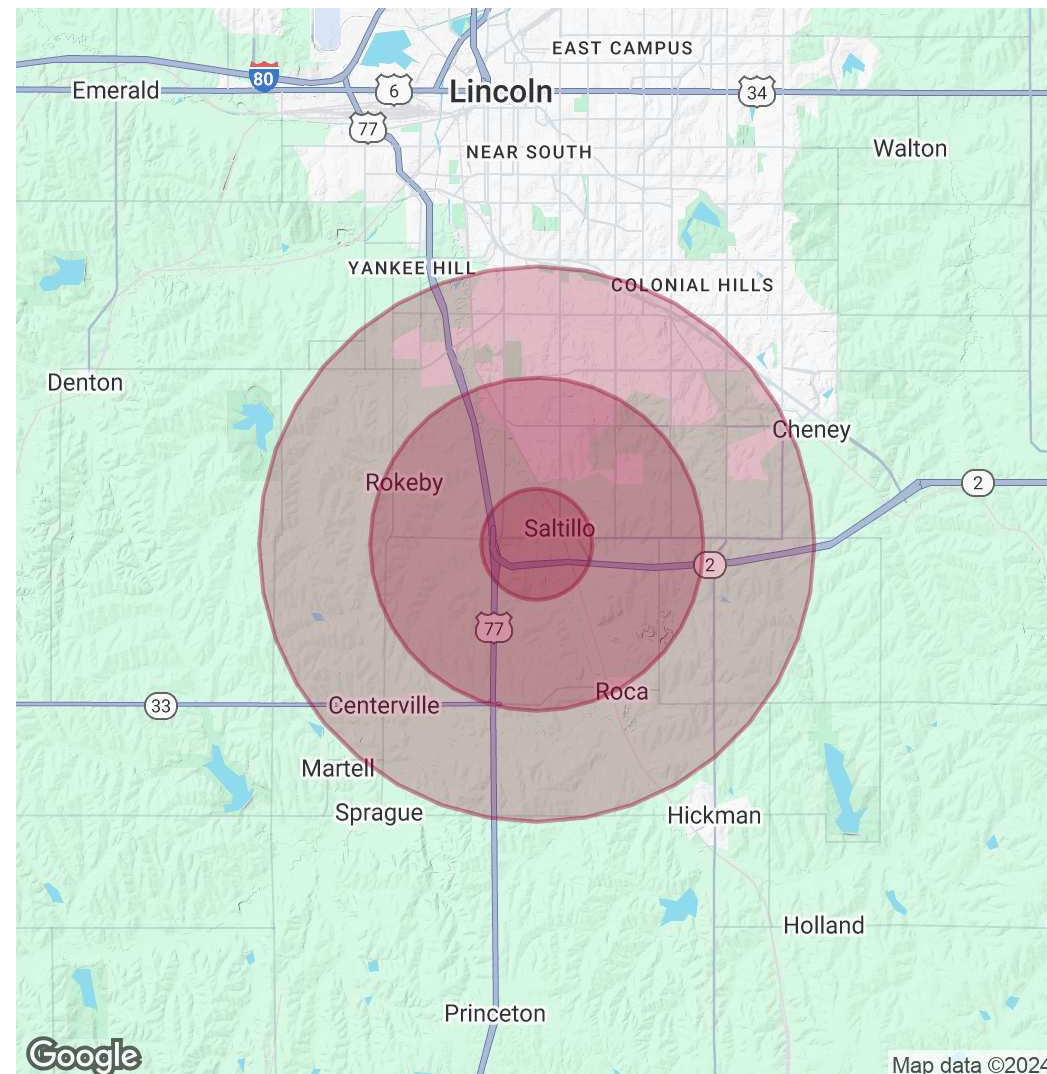
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	102	13,963	49,600
Average Age	44	38	39
Average Age (Male)	44	37	38
Average Age (Female)	44	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	39	5,449	19,449
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$144,769	\$135,155	\$130,115
Average House Value	\$570,080	\$442,030	\$418,971

Demographics data derived from AlphaMap



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