

FOR SALE OR LEASE

4586 & 4590 Gold Core Road

Grand Island, Nebraska



Building at 4586 Gold Core Road and vacant lot at 4590 Gold Core Road.

Built in 2019, this building has so much to offer. Total of 11,000 square feet. Suite 1 is 4,000 sq ft and has a long term tenant with two years remaining on their lease term. This space was built specifically for this tenant with 5 dock doors (two with levelers), a drive-in truck door, dispatch office space and one private office. Suite 3 is 4,875 sq ft and has been occupied by the owner of the building. It was built out with 6 private offices, conference rooms, a training room, kitchenette and cubicle space. It is in excellent condition and ready for a new owner or a new tenant. Suite 2 is approximately 2,000 sq ft and has not been built-out. The building's sidewalls are concrete with steel studs. 1 hour separation walls. 6" slab floor.

**Office/Warehouse
Space**

\$1,900,000



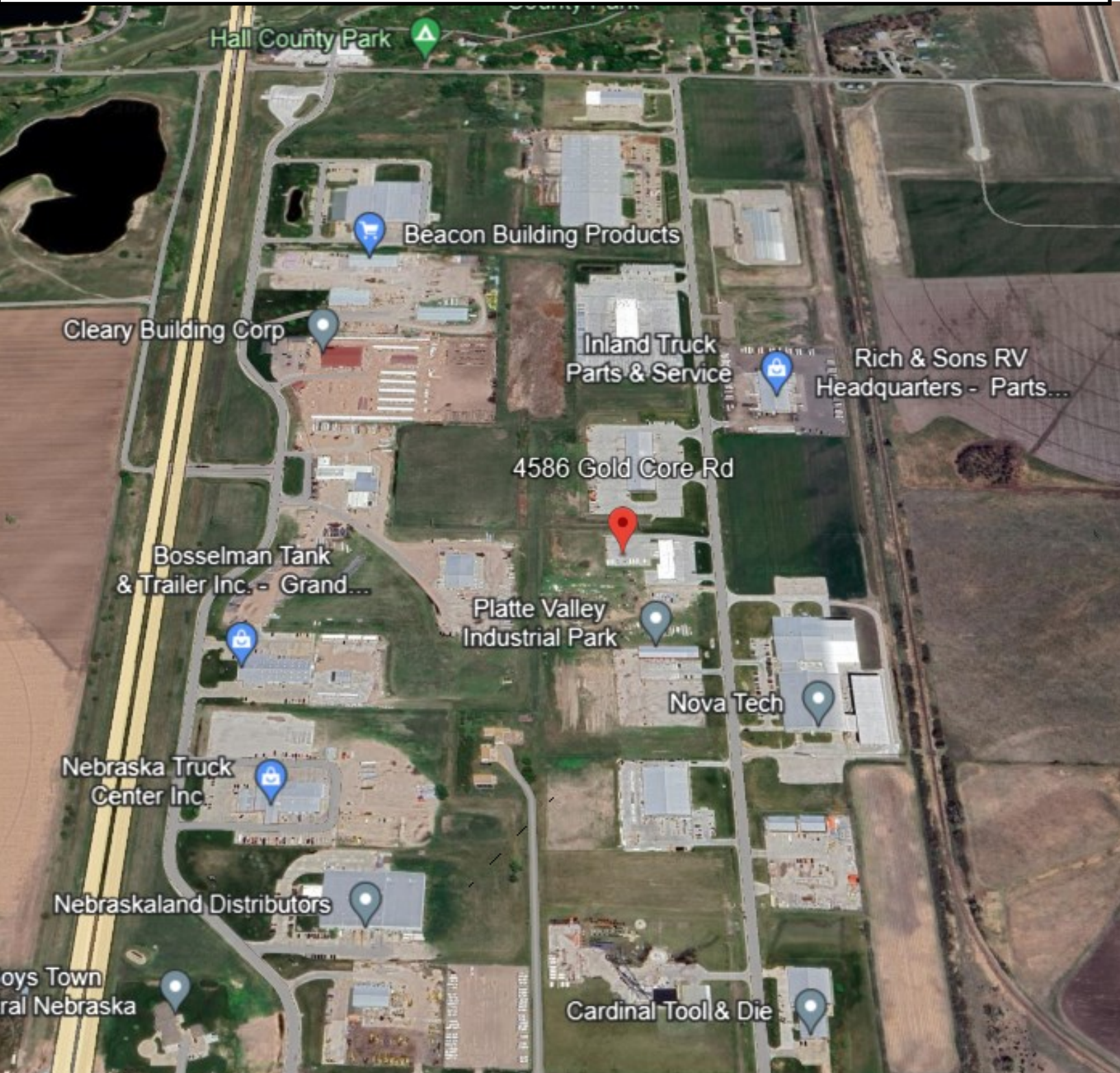
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