FOR SALE OR LEASE

4586 & 4590 Gold Core Road

Grand Island, Nebraska



Office/Warehouse Space \$1,900,000 **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.

BABCOCK

REAL ESTATE

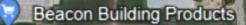
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4586 & 4590 Gold Core Road

Hall County Park

Grand Island, Nebraska



Cleary Building Corp

Inland Truck Parts & Service - Rich & Sons RV Headquarters - Parts...

4586 Gold Core Rd

Nova Tech

Cardinal Tool & Die

Bosselman Tank * & Trailer Inc. - Grand....

Platte Valley Industrial Park

Nebraska Truck Center Inc

Nebraskaland Distributors

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