

**FOR SALE**

990 COTTONWOOD ROAD, SEWARD, NE 68434

INDUSTRIAL | 10,000 SF BUILDING; 1.16 ACRES OF LAND | \$1,000,000



**PRESENTED BY:**

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## PROPERTY DESCRIPTION

This 10,000 SF building is a 2012-built free-span Chief structure with 20'+ clearance in excellent condition. Equipped with three-phase electrical service and three (3) drive-in doors, it is an ideal space for light manufacturing or distribution. In addition, the 1.16-acre lot offers potential for future building expansion or additional yard space.

## PROPERTY HIGHLIGHTS

- Free span building with 20'+ clearance
- Three-phase electric
- Additional site space for building expansion
- Three (3) drive-in doors

## LOCATION DESCRIPTION

This property is situated just 1.7 miles from downtown Seward, NE, and 4.5 miles from Interstate 80, both easily accessible via State Hwy 15. Located 25 miles west of downtown Lincoln, NE, it falls within the Lincoln MSA. Its prime location offers a strong job market and excellent access for delivery and distribution.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,000,000
<b>Lot Size:</b>	1.16 Acres
<b>Building Size:</b>	10,000 SF

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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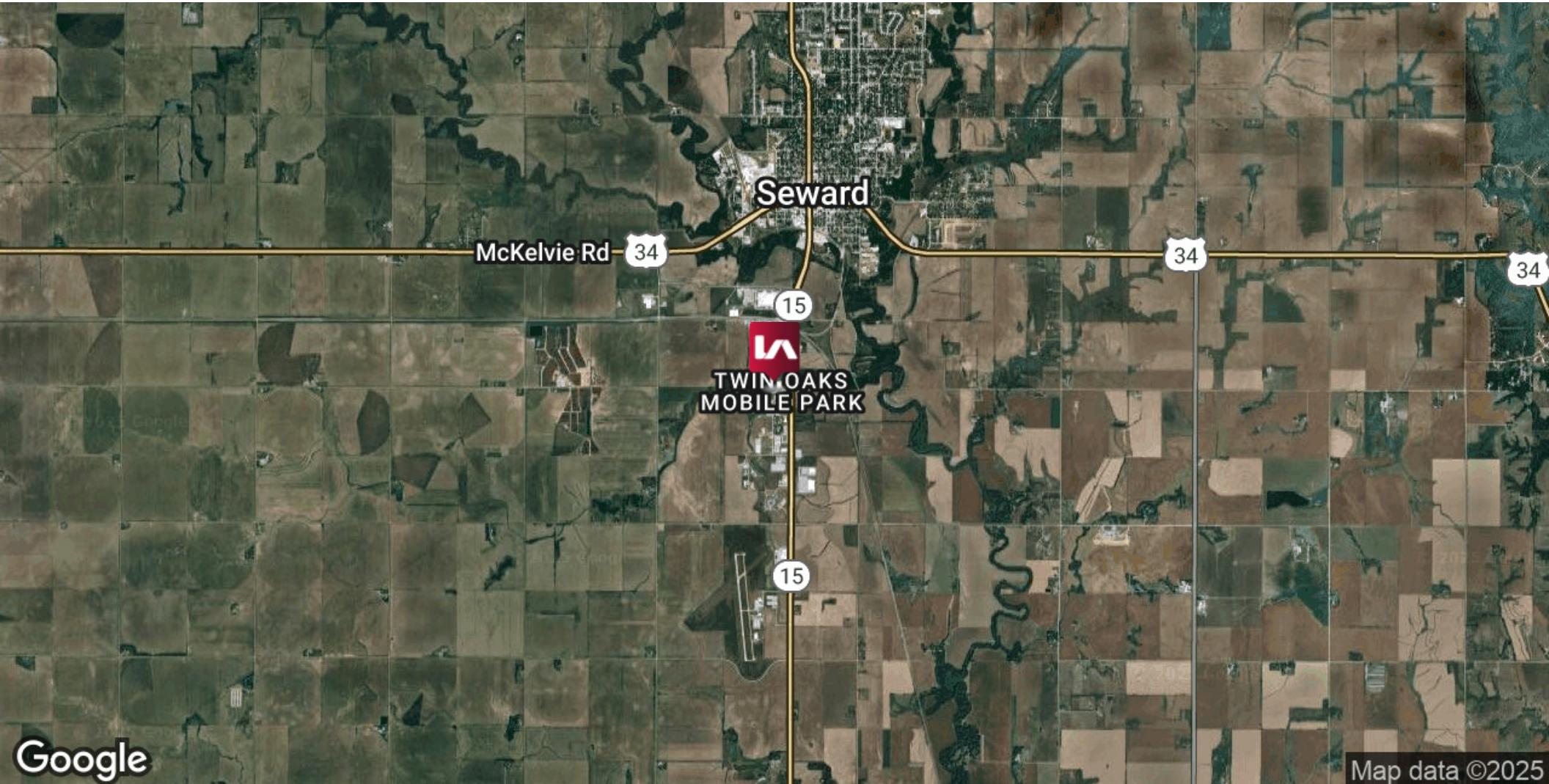
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Map data ©2025

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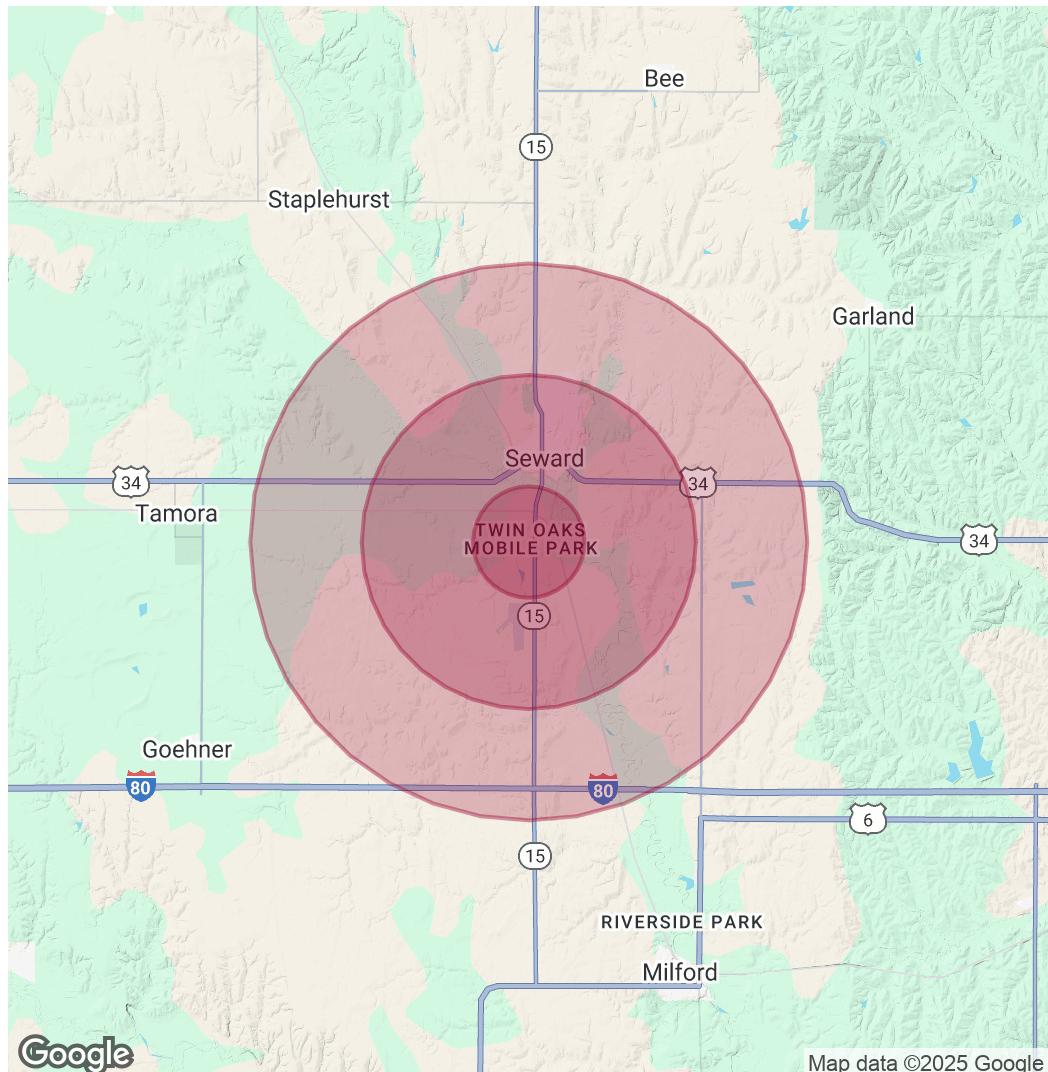
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	171	7,794	8,733
<b>Average Age</b>	38	39	39
<b>Average Age (Male)</b>	37	38	38
<b>Average Age (Female)</b>	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	70	2,865	3,232
<b># of Persons per HH</b>	2.4	2.7	2.7
<b>Average HH Income</b>	\$77,234	\$105,213	\$105,860
<b>Average House Value</b>	\$223,209	\$269,185	\$271,387

Demographics data derived from AlphaMap



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