

FOR SALE

990 COTTONWOOD ROAD, SEWARD, NE 68434

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



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Boomer Peterson

402.430.2318

bpeterson@lee-associates.com

Bob Peterson

402.432.1805

bobpeterson@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



FOR SALE
990 COTTONWOOD ROAD, SEWARD, NE 68434
Industrial | 10,000 SF Building; 1.16 Acres of Land | \$1,000,000



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

Sale Price:	\$1,000,000
Lot Size:	1.16 Acres
Building Size:	10,000 SF

CONTACT

Boomer Peterson
bpeterson@lee-associates.com
C 402.430.2318

Bob Peterson
bobbpeterson@lee-associates.com
C 402.432.1805

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. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR SALE
990 COTTONWOOD ROAD, SEWARD, NE 68434
Industrial | 10,000 SF Building; 1.16 Acres of Land | \$1,000,000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Boomer Peterson
bpeterson@lee-associates.com
C 402.430.2318

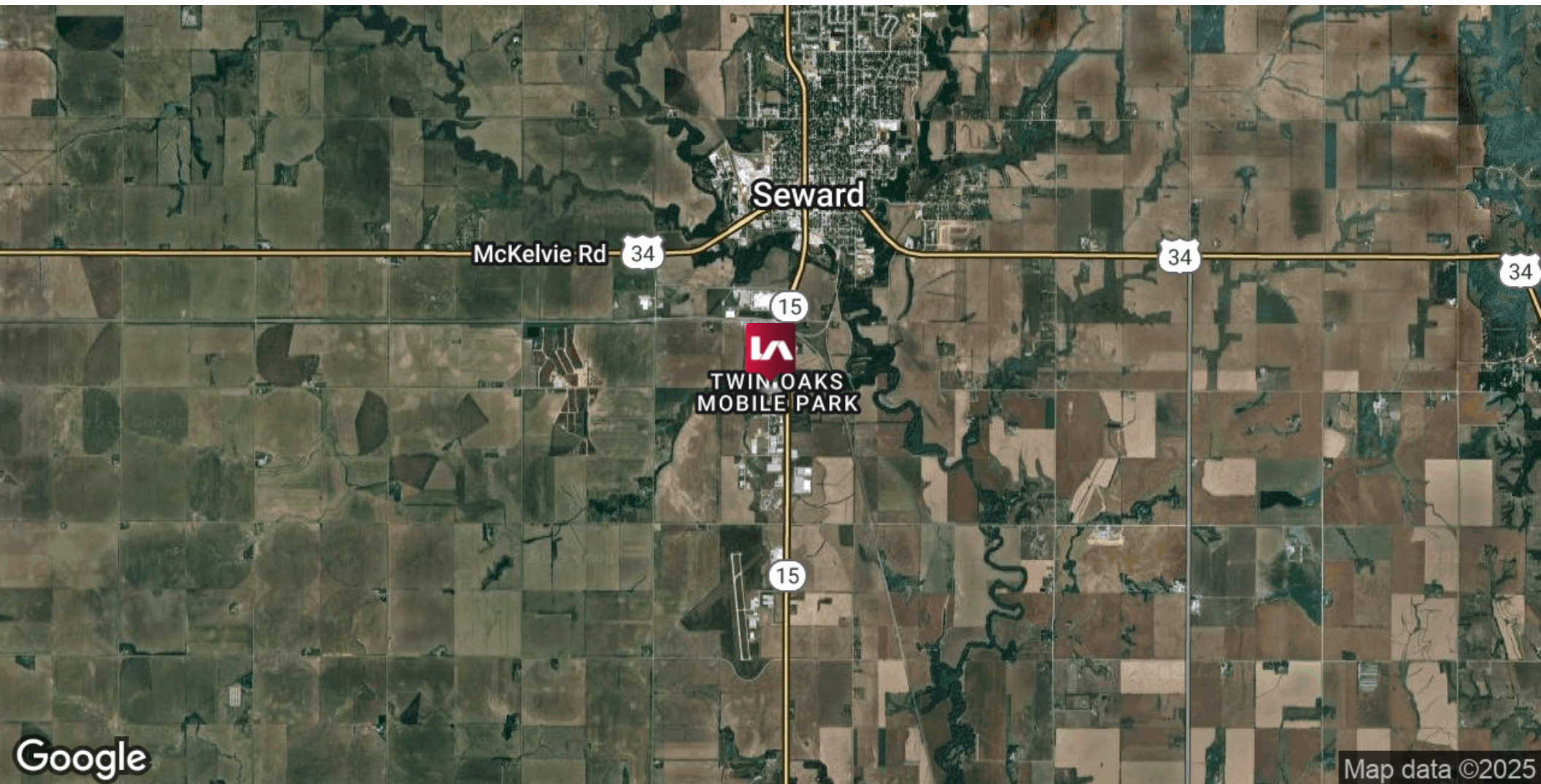
Bob Peterson
bobbpeterson@lee-associates.com
C 402.432.1805

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. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR SALE

990 COTTONWOOD ROAD, SEWARD, NE 68434

Industrial | 10,000 SF Building; 1.16 Acres of Land | \$1,000,000



CONTACT

Boomer Peterson

bpeterson@lee-associates.com

C 402.430.2318

Bob Peterson

bobpeterson@lee-associates.com

C 402.432.1805

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. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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



FOR SALE

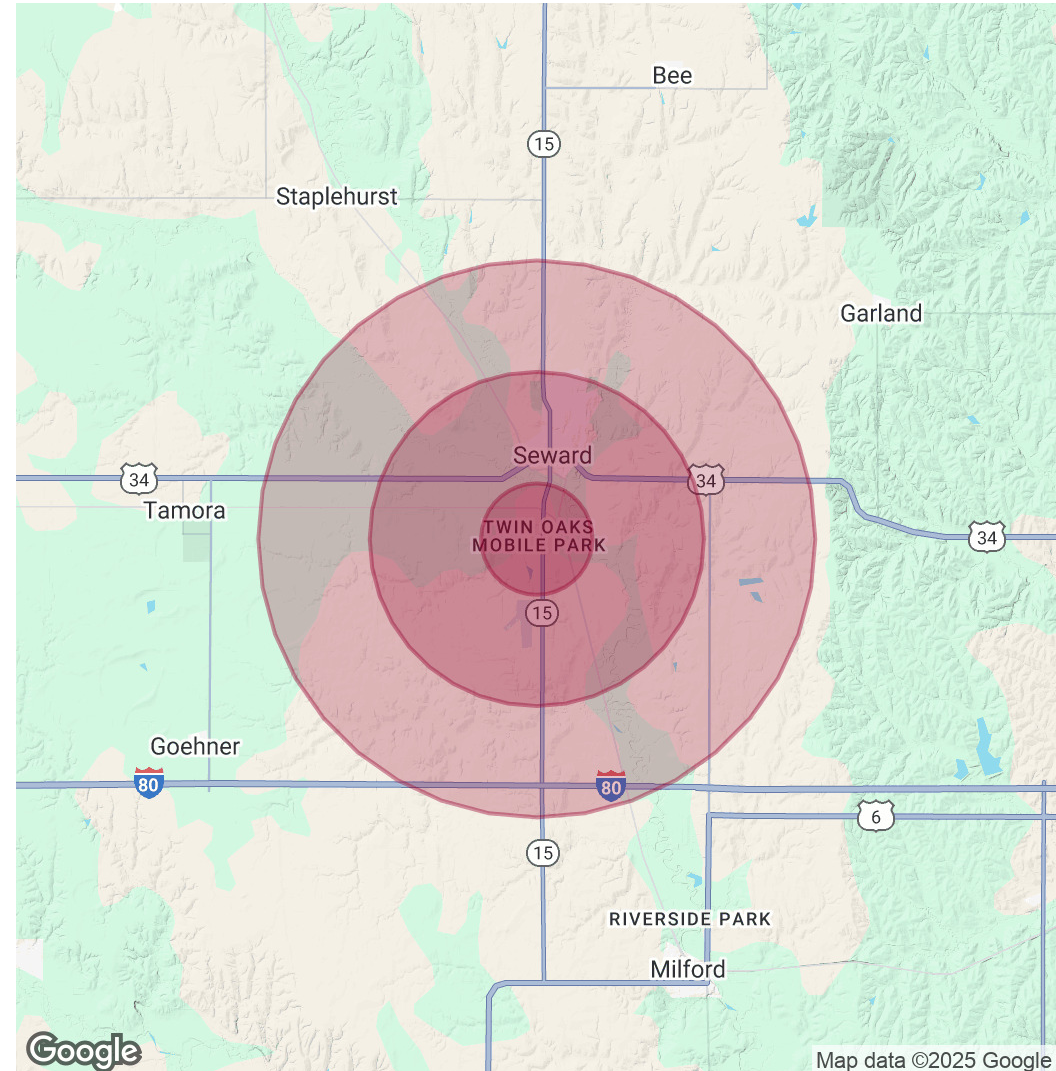
990 COTTONWOOD ROAD, SEWARD, NE 68434

Industrial | 10,000 SF Building; 1.16 Acres of Land | \$1,000,000

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

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

Demographics data derived from AlphaMap



CONTACT

Boomer Peterson
bpeterson@lee-associates.com
C 402.430.2318

Bob Peterson
bobbpeterson@lee-associates.com
C 402.432.1805

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. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.