

Cabela's[®]

Alco Building
638 Illinois
Sidney, NE 69162

Location: 638 Illinois Street, Sidney, NE

Legal Description: Block 1, Cabela's Downtown Addition, Sidney,
Cheyenne County, Nebraska

Site Area: +/- 173,369 SF

Total Gross Building Area: +/- 71,937 SF

Improvements: Office/Warehouse Building

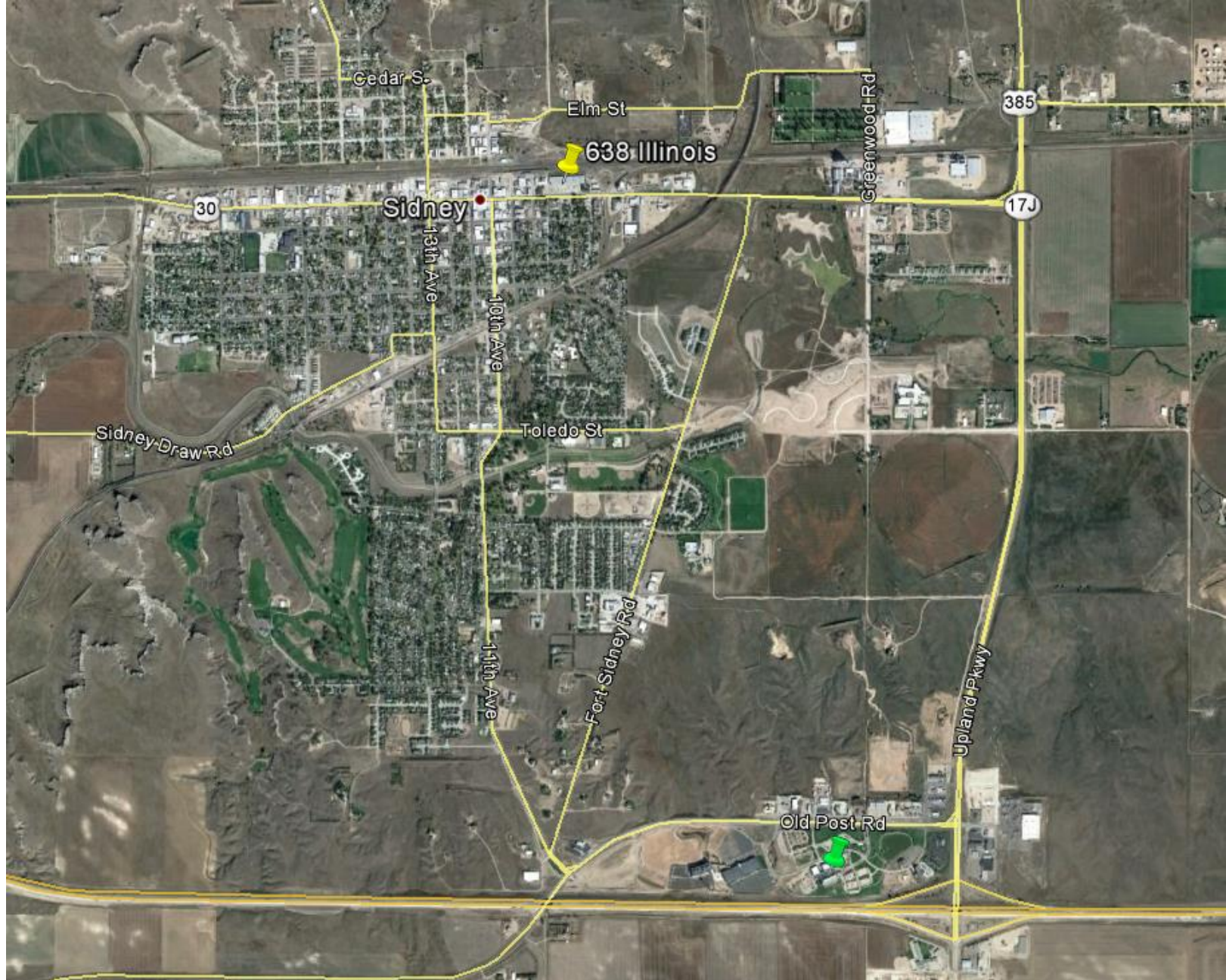
Zoning: "C-3" Heavy Commercial

Telecom: Charter Connection to Corp. Bldg. 1 – 100 MBPS

(Contract Commitment through April 2018)

Charter ISP service – 20 Mbps/3Mbps

5 Analog POTS lines for emergency services





Hickory St

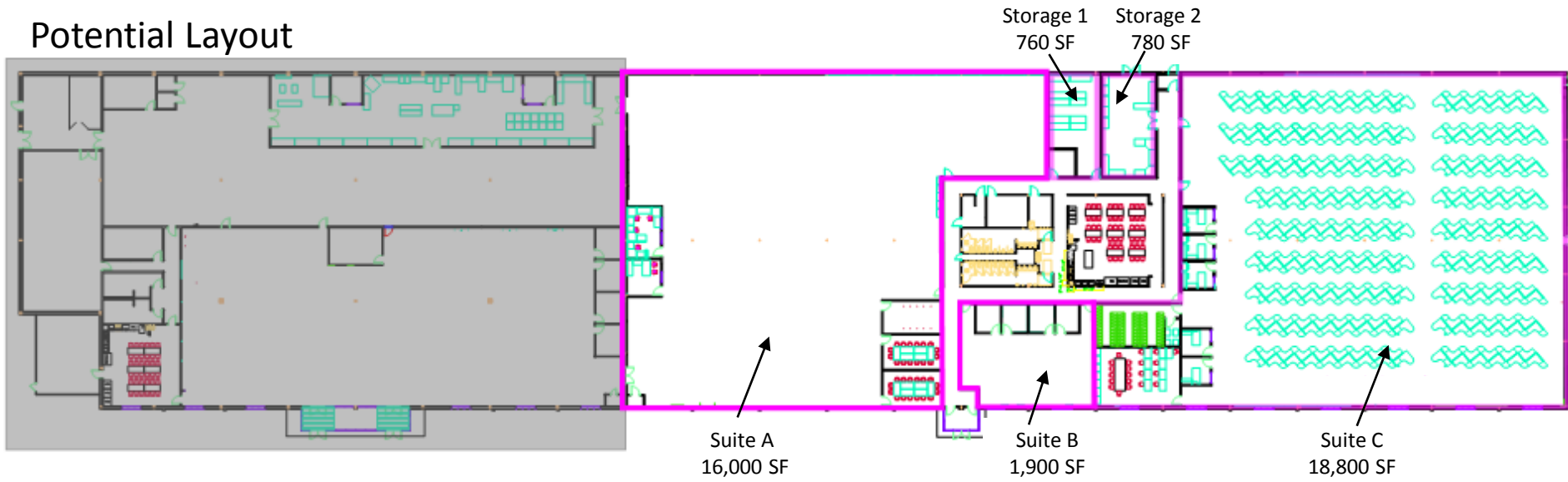
8th Ave

Lincoln Hwy

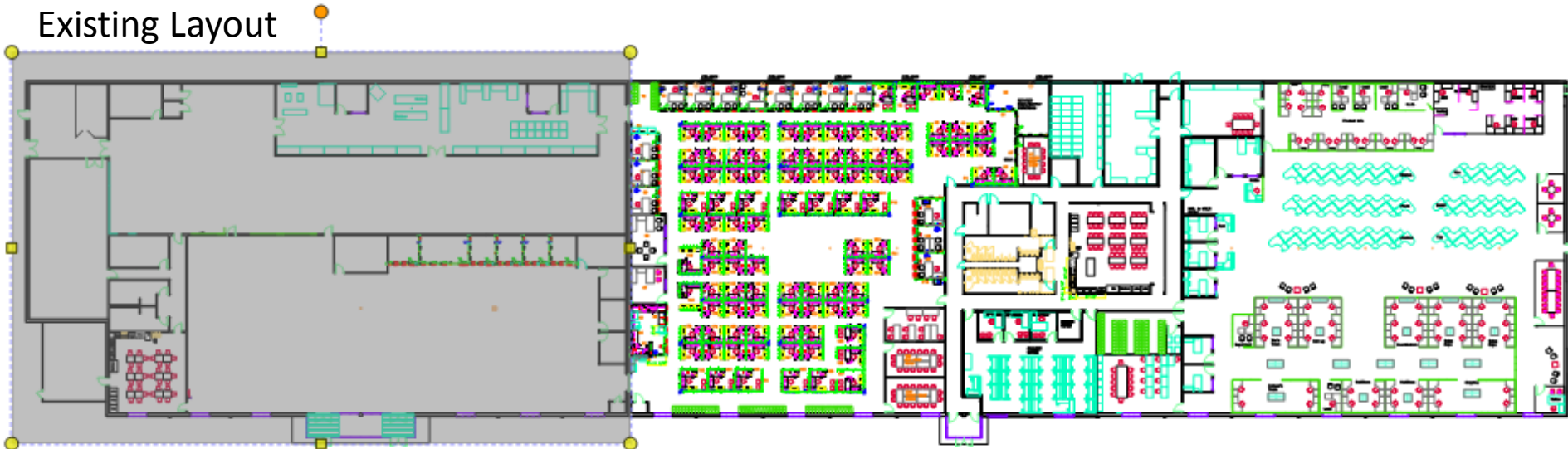
5th Ave



Potential Layout



Existing Layout



Layout



Front



North and West



East and North



Office Area



Break/Kitchen Area



Office Area



Office Area



Conference Room



Warehouse Area



Print Shop/Warehouse Area