



## 232 Greenwood Rd

Sidney, Nebraska 69162

### Property Highlights

- Built in 2001
- Two 22,500 SF bays
- 22' center height, 17' wall height
- 4 dock doors and 1 OH door
- 2 offices, a breakroom, & 4 bathrooms
- 3-phase power
- Approximately 13 acres of excess ground (20 acre site in total)
- Zoned M-1 (Light Manufacturing and Industrial Zones)

### Offering Summary

|                       |                 |
|-----------------------|-----------------|
| <b>Sale Price:</b>    | \$2,500,000     |
| <b>Lease Rate:</b>    | \$5 SF/yr (NNN) |
| <b>Building Size:</b> | 45,000 SF       |
| <b>Available SF:</b>  | 45,000 SF       |
| <b>Lot Size:</b>      | 832,613 SF      |

### For More Information

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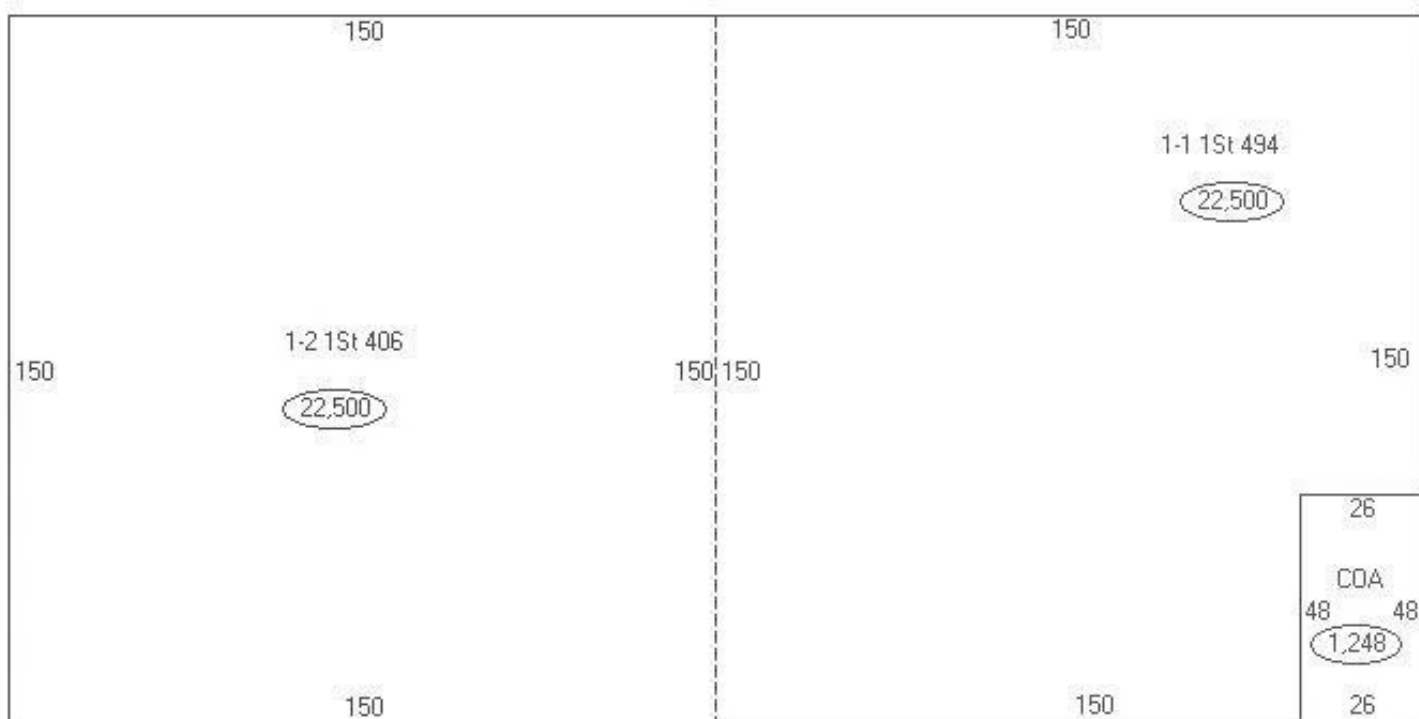
**Marc Hausmann, CCIM, SIOR**

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# For Sale & Lease

45,000 SF | \$2,500,000  
Industrial Space

Parcel #: 170114570

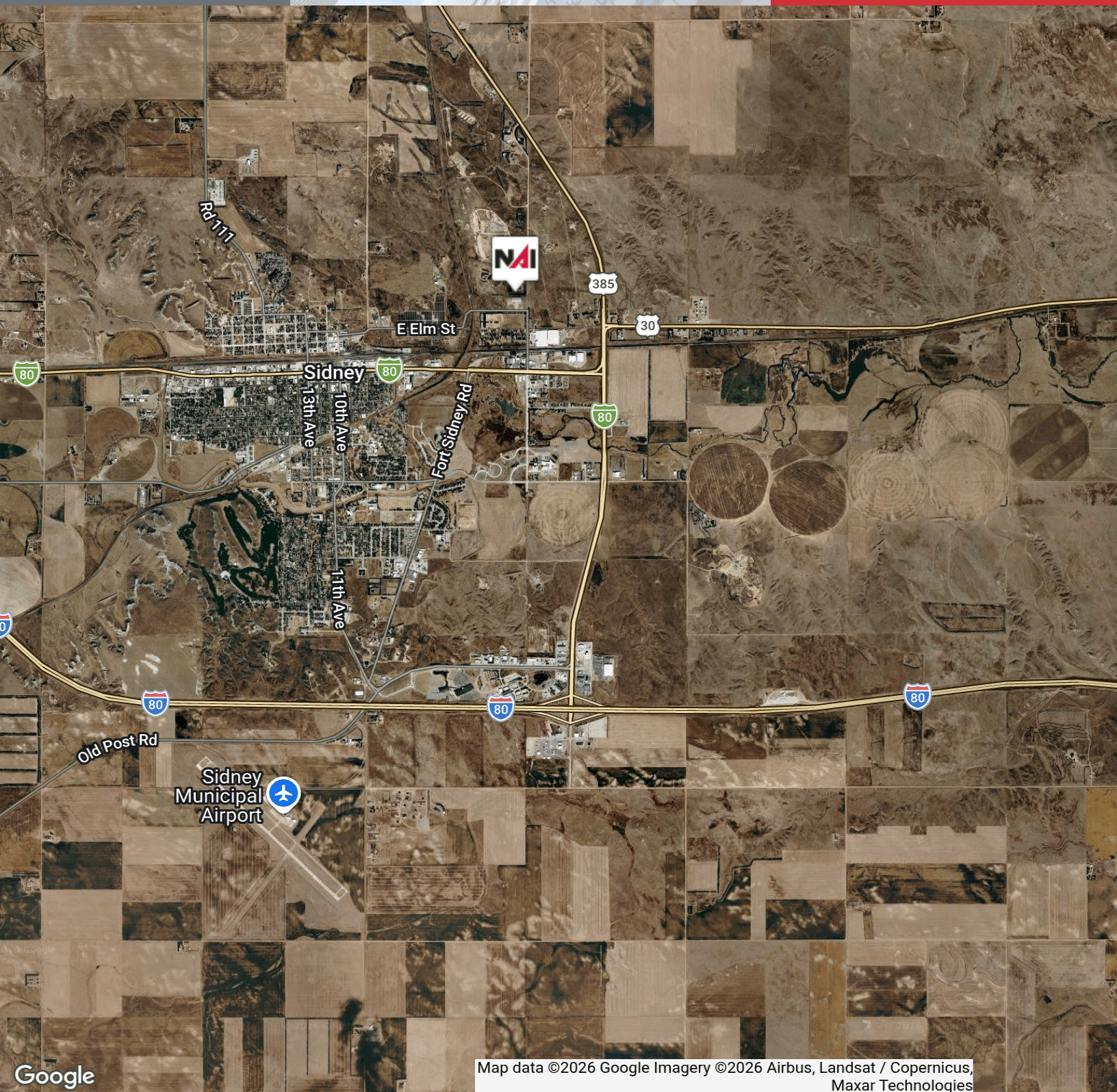


-- Denotes common wall.

## BROCHURE

232 Greenwood Rd, Sidney, NE 69162

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