

Commercial Property For Sale!



1751 12 Ave - Columbus NE

72,598 Square Feet

Suite 1 - 10,000 sqft	2 Loading Docks
Suite 2 - 20,038 sqft	Crane & Office
Suite 3 - 30,890 sqft	2 Cranes & Office
Suite 4 - 11,670 sqft	Dock & Wash Bay

Zoning By Unit

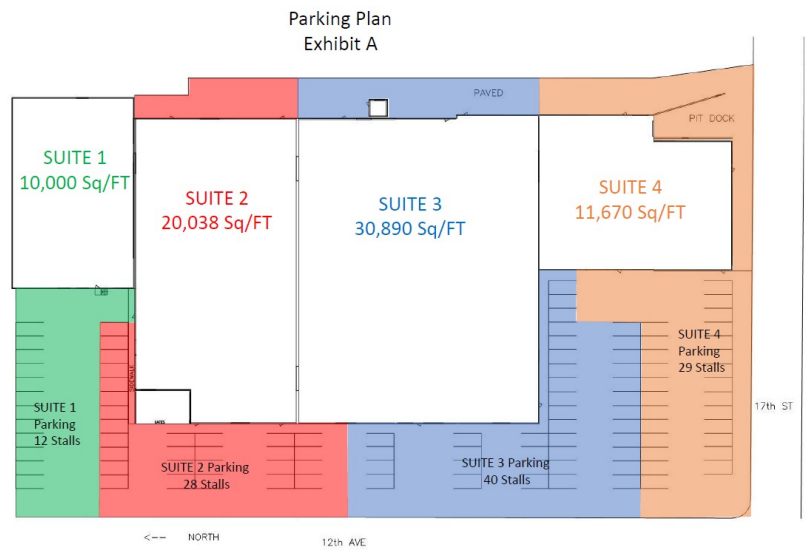
Suite 1 - 10,000 sqft	S2
Suite 2 - 20,038 sqft	T2
Suite 3 - 30,890 sqft	S2
Suite 4 - 11,670 sqft	S1

LAND MARK 
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Manufacturing / Contractor Space

Flex Space For Sale, four suites ranging in size from 30,800 to 10,000 sqft, two have 5 ton over head cranes, each bay has multiple over head doors, re-strooms, office space, 3 phase power, 480v and 240 volt, paved parking lot.

Three bays are leased!

Investment opportunity!



Asking Price \$3,950,000

