

NEW LISTING – CALL TODAY!

6210 Abbott Drive



FOR SALE OR LEASE

31,757 Square Feet

- **Well Maintained - Free Standing Warehouse located on Abbott Drive**
- **100% air conditioned**
- **Property includes a 2,160 + SF office and four restrooms.**
- **Space can be divided into two 15,000 square foot spaces**
- **Additional adjacent parking can be added**
- **Substantial electrical service: 1,200a 480/277v 4 wire service**
- **Four (4) Dock doors. One (1) drive in door (14'h x 12'w)**
- **GI Zoning**
- **16'+ clear span height**
- **Approximately 82 parking stalls**
- **PLANS AVAILABLE FOR - 15,000 SQUARE FOOT ADDITION**

LEASE RATE: \$7.95 PSF NNN

SALE PRICE: \$3,795,000

Owner Agents:

Michael T Moylan

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Michael T Moylan and Daniel England are licensed Real Estate Brokers in the State of Nebraska and are members of ownership.

6210 Abbott Drive
Approximate Floorplan

