

# SPACE FOR LEASE IN FANTASTIC POWER CENTER

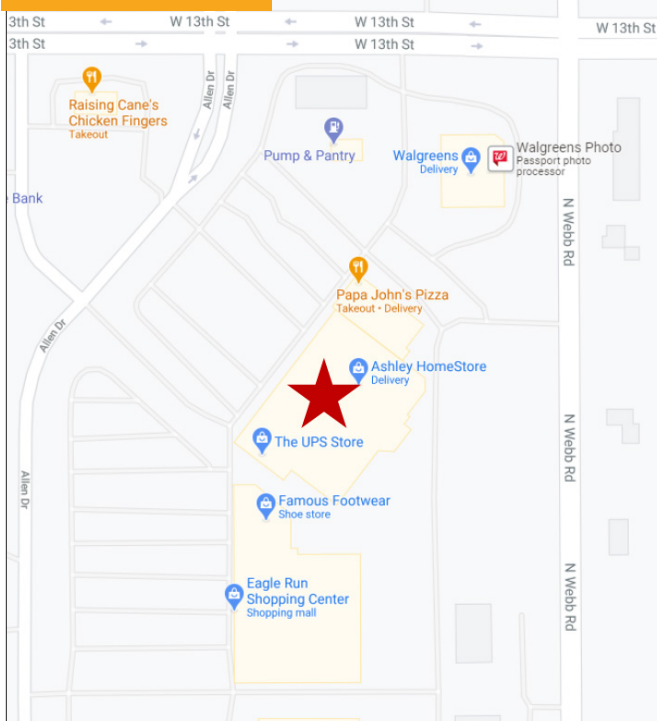
## HIGH TRAFFIC HIGHWAY 281 & 13TH ST. INTERSECTION



<b>1211 ALLEN DRIVE GRAND ISLAND, NE 68803</b>	
PROPERTY TYPE: RETAIL	
YEAR BUILT: 2000	
ZONING: B2-General Business District	
SUITE SPACE SF: 15,702 SF	
PRICE:	\$7.50 SF/YR/NNN NNN=\$2.00 SF/YR
AVAILABLE: Now	



### LOCATION



### PROPERTY HIGHLIGHTS:

- Incredible value on this Power Center suite
- Tons of parking everywhere
- Currently built-out as office, but could be easily converted
- Great high ceilings
- Fantastic dedicated dock/receiving area
- Owner will work to meet your needs
- Large area for signage available
- If location is what you want, this is the property with view from Hwy 281
- One of the best lease values around for this excellent property



# PRISM

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## VICINITY MAP



## ADDITIONAL PHOTOS



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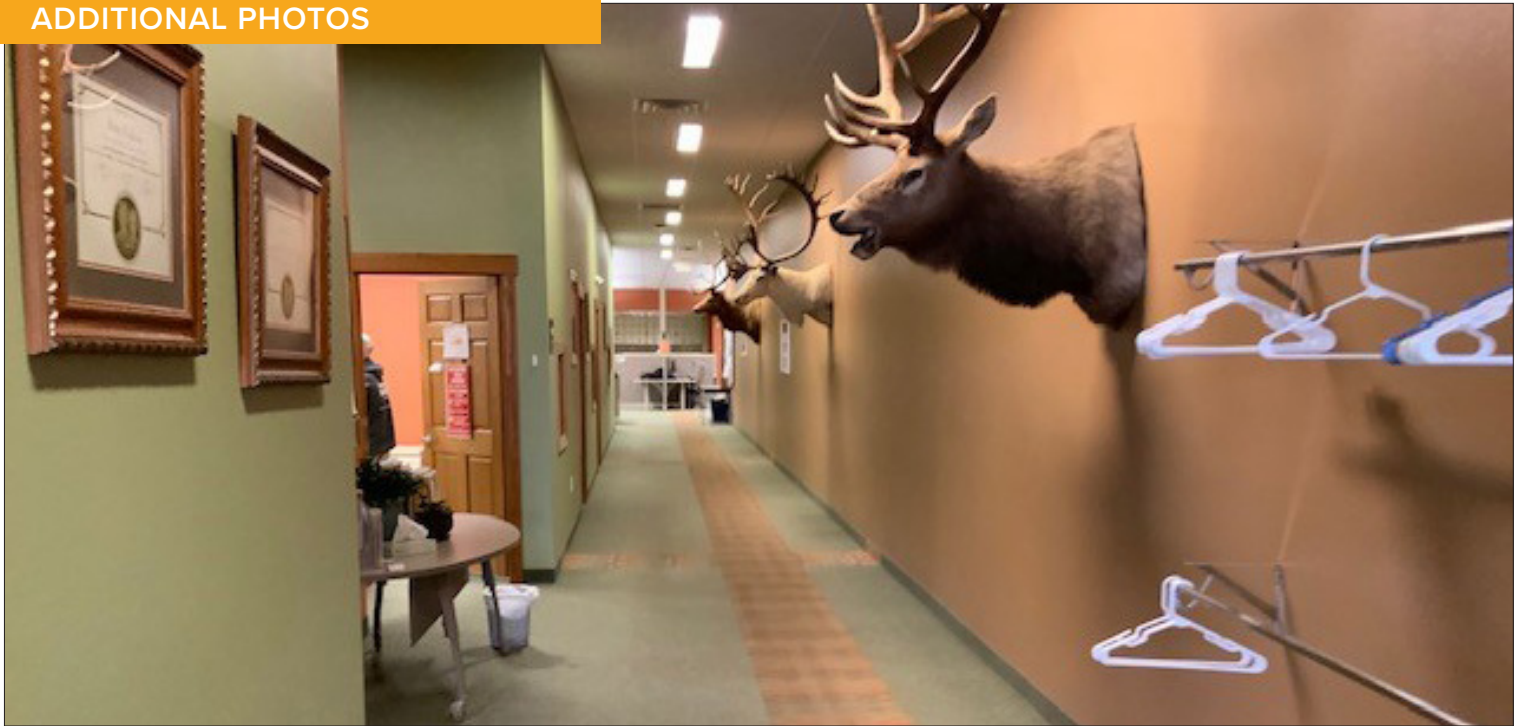
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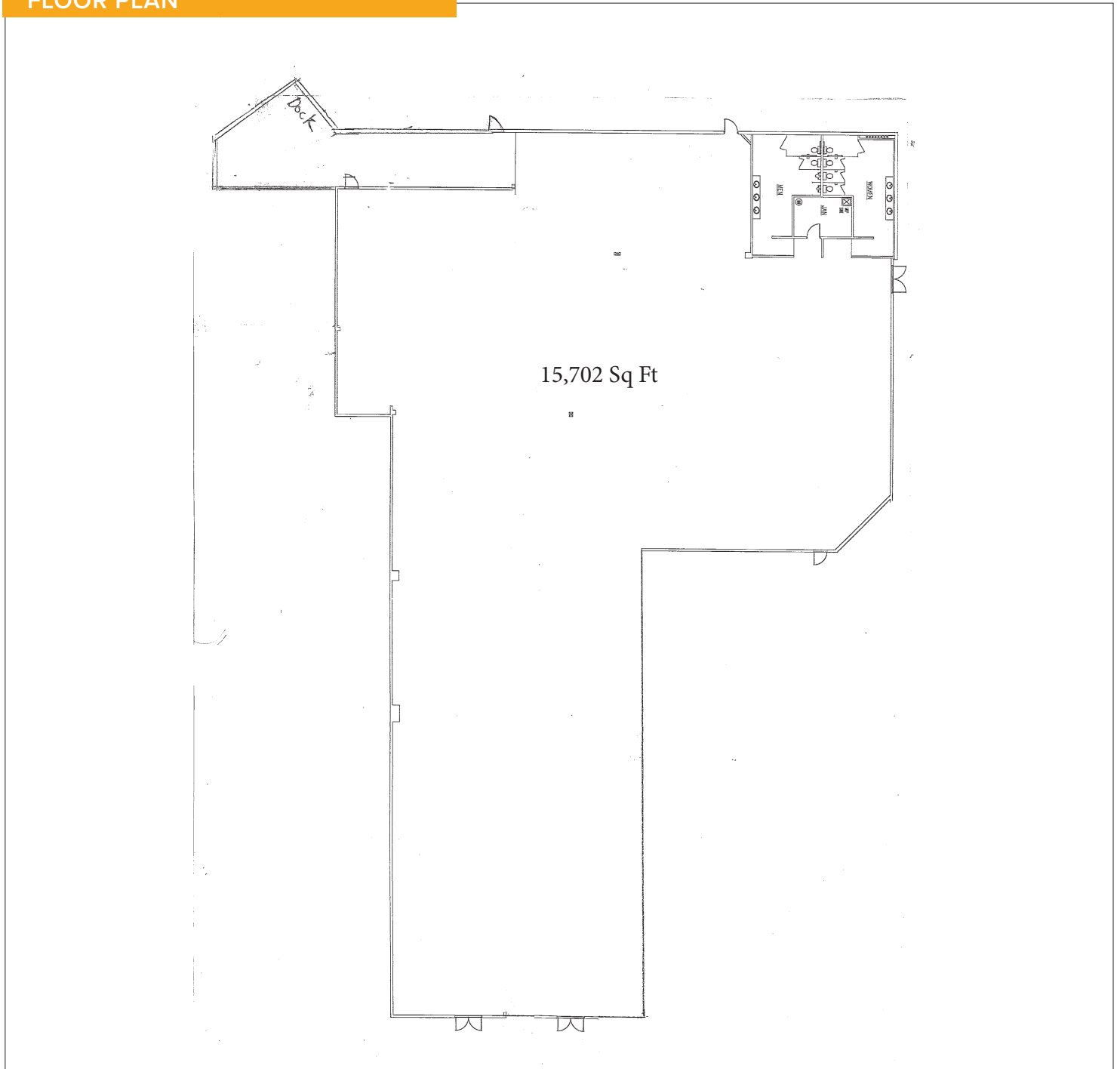
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## FLOOR PLAN



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