

FEATURED PROPERTY



RARE MULTI-BUILDING INDUSTRIAL CAMPUS

256,914 SF

26.84 AC

3
PARCELS, ALL M2

\$18.9M

1.0%
MARKET VACANCY

RAIL ADJACENT
UNION PACIFIC

4.2 MI
TO I-80

Total Building SF	157,774 SF
Site Area	17.22 Acres (750,103 SF)
Year Built	1975 primary; 2000 & 2008 additions
Construction	Metal frame & walls on steel frame; masonry bearing walls (office)
Clear Height	16 ft (warehouse/industrial buildings)
Occupancy Type	Industrial/Light Mfg (494); Office (344); Equip. Shop (470)
Dock Loading	Truck loading well 3,150 SF (2008); dock-height floor 78,000 SF (1975)
Zoning	M2 — Heavy Industrial
2025 Assessed Value	\$3,180,971 (Bldgs \$3,014,959 Land \$145,827)
2025 Taxes	\$44,103.86
LIST PRICE	\$12,465,000

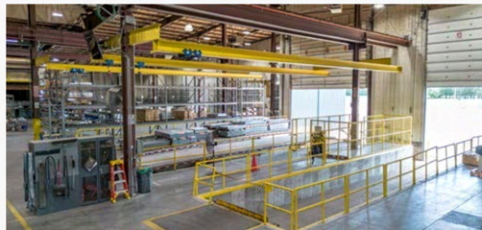
Price reflects combined Main Campus + East Office Campus (Parcels 400037254 & 400037262), per executed listing agreement.



The flagship building on the combined campus — a 157,774 SF manufacturing and warehouse facility with dedicated office space and significant outdoor storage across 17.22 acres, with direct Union Pacific rail access.



2-Ton Jib Crane



Truck Dock & Loading



Paint Shop

MAIN INDUSTRIAL CAMPUS — 2928 E Hwy 30



157,774 SF | 17.22 Acres | Aerial, 07/2026

Jasey Klein 402-309-0825

KW COMMERCIAL[®]

Chris Nielsen, CCIM 402-440-0929

Total Building SF	14,991 SF (3 buildings)
Site Area	3.23 Acres (140,612 SF)
Year Built	1970 (Bldg 1 & 3); 2000 (Bldg 2)
Construction	Metal frame & walls on steel frame — all buildings
Occupancy Type	Office Bldg (344) 10,431 SF; Storage Whse (406) 4,560 SF
Condition	Good (office); Average (storage warehouse)
Recent Permits	Office/breakroom remodel '24 (\$50K); Bathroom remodel '23 (\$40K)
Site Improvements	Asphalt paving 10,292 SF; concrete pad 39,204 SF
Zoning	M2 — Heavy Industrial
2025 Assessed Value	\$826,583 (Bldgs \$687,637 Land \$78,783)
2025 Taxes	\$11,460.48
LIST PRICE	\$1,385,000

RECENTLY
REMODELED

\$90,000
IN 2023-24 UPDATES

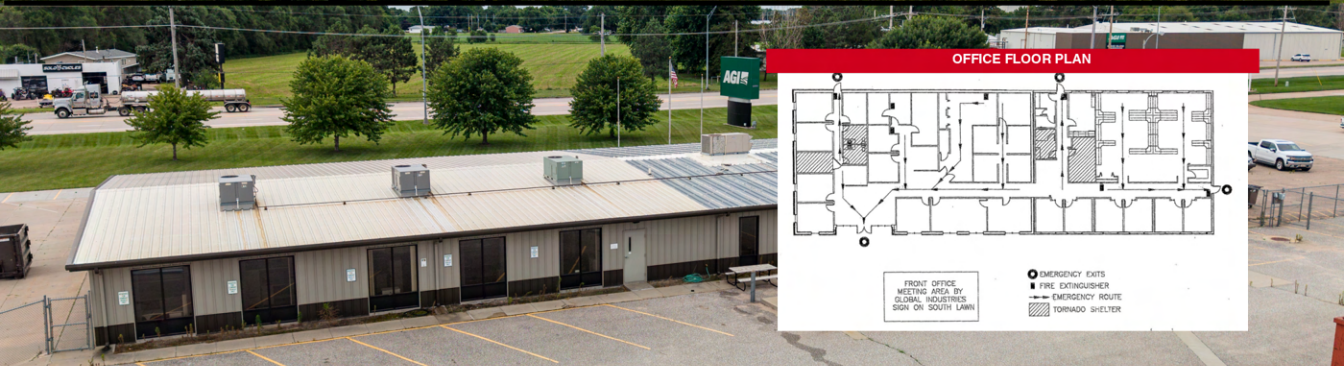
ADJACENT TO
MAIN CAMPUS

MOVE-IN
READY



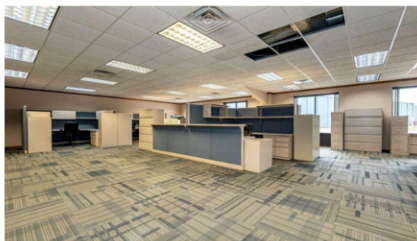
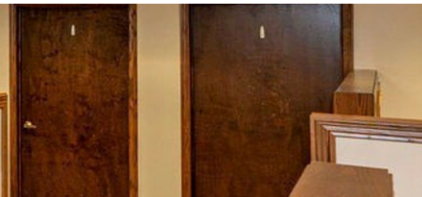
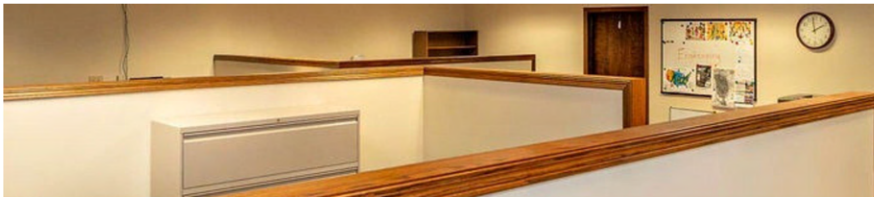
Sits immediately adjacent to the Main Campus — recently remodeled, move-in-ready office and support space complementing the adjoining industrial operations.

EAST OFFICE CAMPUS — 2928 E Hwy 30



14,991 SF | 3.23 Acres | Recently Remodeled | Aerial, 07/2026

EAST OFFICE CAMPUS | INTERIOR & EXTERIOR PHOTOS



EAST PRODUCTION CAMPUS | INTERIOR & EXTERIOR PHOTOS



Total Building SF	84,149 SF (7 buildings + mezzanines)
Site Area	6.39 Acres (278,335 SF)
Year Built	1968 primary; 1970 & 2011 (grain bin) additions
Construction	Metal frame & walls; masonry bearing walls (office Bldg 2)
Office SF	10,294 SF — two 1-story office buildings (1968)
Industrial SF	62,890 SF — light mfg/warehouse (3 bldgs, 16 ft clear)
Storage Warehouse	7,605 SF — two storage buildings (16 ft clear)
Dock Loading	Loading well 1,200 SF (Bldg 4, 38,720 SF main whse)
Cranes	Varied Capacities Available, Max 10 Ton
Overhead Doors	11 - Production Building, 5 - Office, 4 - Storage
Zoning	M2 — Heavy Industrial
LIST PRICE	\$5,050,000

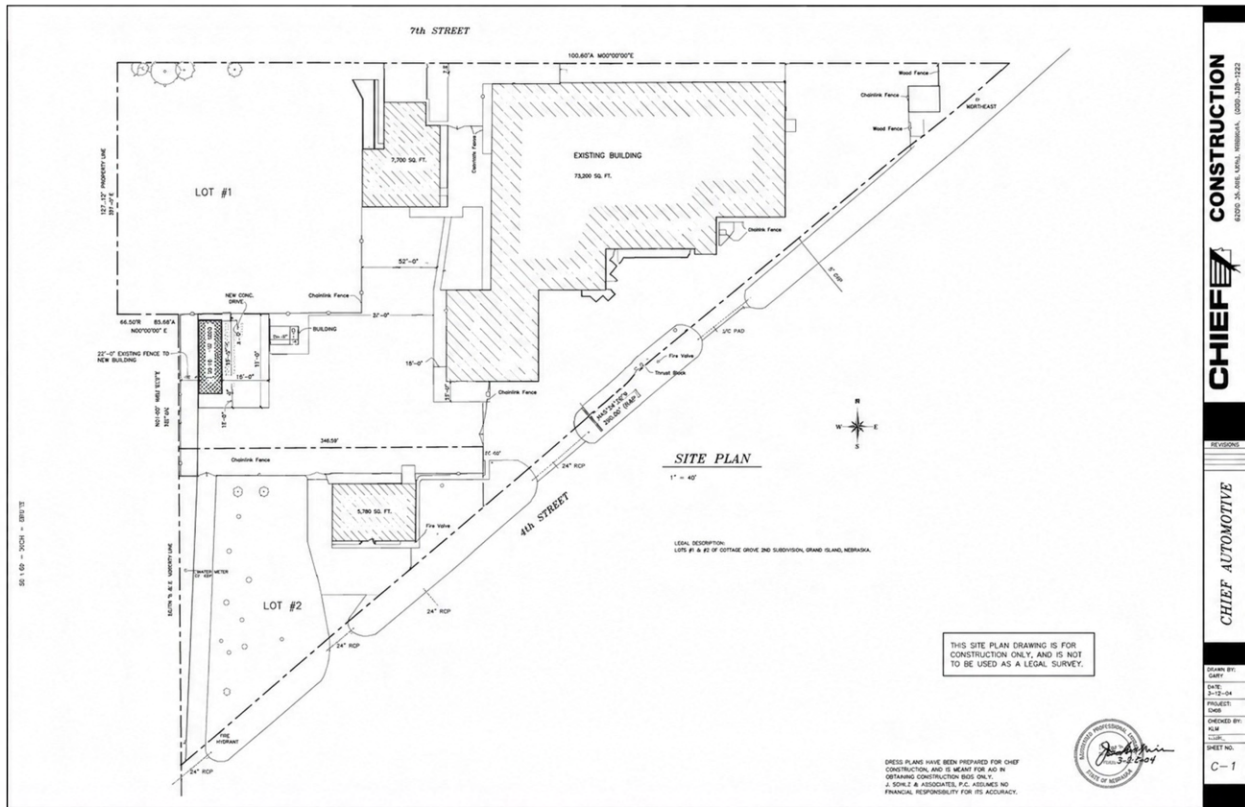
◆
4 BUILDINGS
+ MEZZANINES

◆
FENCED IN
LAYDOWN YARD

◆
84,000 SF
+ 6 ACRES

◆
LOADING WELL
+ DOCK ACCESS







MAIN CAMPUS + EAST OFFICE BUILDING - 2928 HWY 30



WEST CAMPUS — 1924 E 4th St

84,149 SF | 6.39 Acres

MAIN CAMPUS + EAST OFFICE CAMPUS — 2928 E Hwy 30 (Parcels 400037254 & 400037262)

Building SF	172,765 SF (Main 157,774 SF + East Office 14,991 SF)
Site Area	20.45 Acres
Year Built	1975 / 2000 / 2008 (East Office remodeled 2023/2024)
List Price	\$13,850,000

WEST CAMPUS — 1924 E 4th St (Parcel 400038943)

Building SF	84,149 SF (4 buildings)
Site Area	6.39 Acres
Year Built	1968 / 1970 / 2011
List Price	\$5,050,000

COMBINED ASKING PRICE**\$18,900,000**

Three contiguous parcels totaling 256,914 SF on 26.84 acres — the largest available industrial offering in the Grand Island market, with direct Union Pacific rail access and immediate occupancy.

NEARBY BUSINESSES & ECONOMIC ANCHOR'S

STRATEGIC LOCATION. STRONG BUSINESS COMMUNITY.

KW COMMERCIAL[®]



GRAND ISLAND IS HOME TO OTHER MAJOR MANUFACTURING FACILITIES



HORNADY MANUFACTURING
3625 W Old Potash Hwy
Grand Island, NE 68803

Leading manufacturer of
ammunition and reloading products.



CASE IH
3445 W Stolley Park Rd.
Grand Island, NE 68801
Manufacturer of agricultural
equipment and solutions.



HIGH VISIBILITY & FRONTAGE
Direct frontage on E Highway 30
with 15,000+ vehicles per day



EXCELLENT ACCESS
Minutes to US 281
and Interstate 80



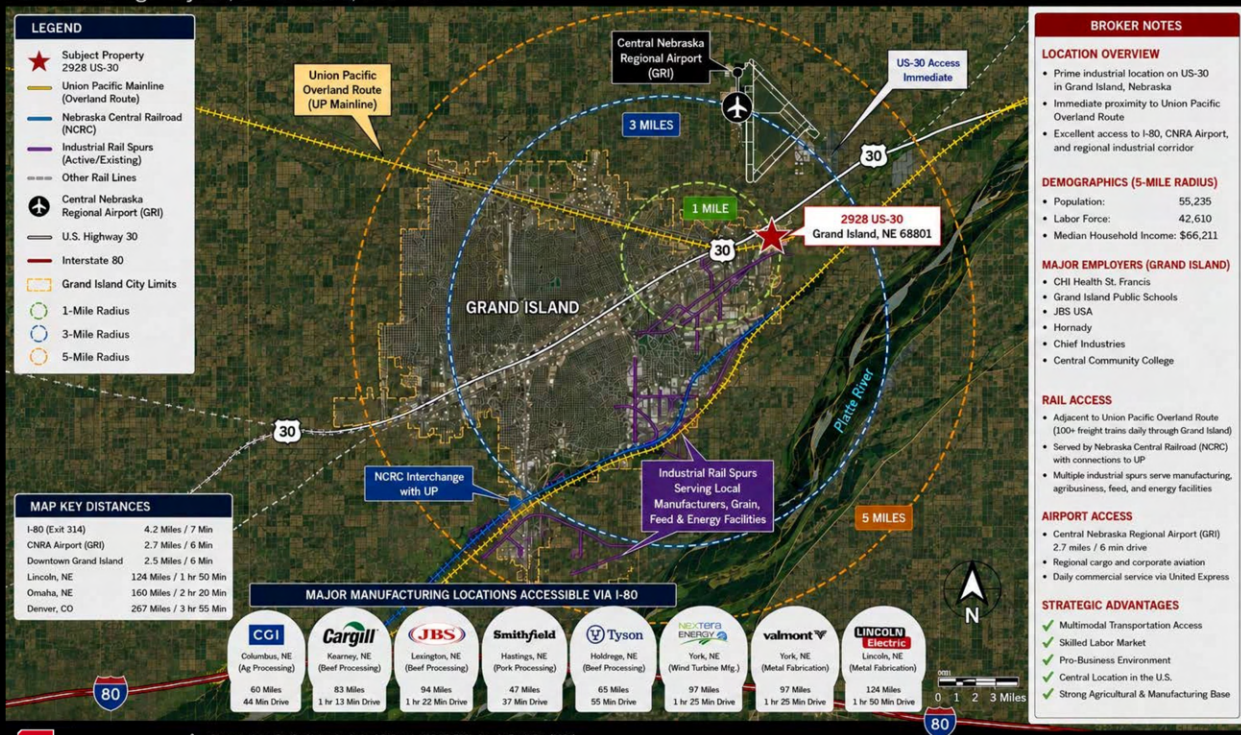
STRONG BUSINESS ECOSYSTEM
Surrounded by major employers
and industrial businesses



STRATEGIC LOCATION
Ideal for distribution, manufacturing
or industrial operations

RAIL & TRANSPORTATION INFRASTRUCTURE MAP

2928 US Highway 30, Grand Island, Nebraska 68801

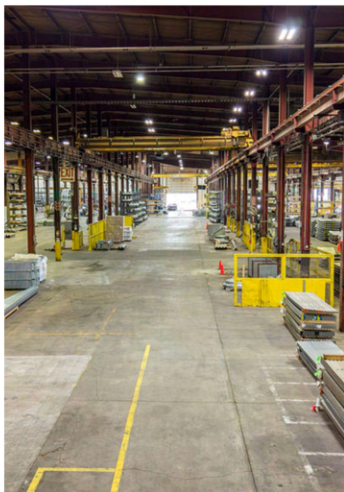


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Sources: Union Pacific, Nebraska Central Railroad, NDDOT, ESRI, Google Earth Pro (2024)
Map for marketing purposes only. Information deemed reliable but not guaranteed.

SITE HIGHLIGHTS

- 256,914 SF combined campus (3 parcels)
- 26.84 acres — all M2 Heavy Industrial
- Union Pacific Overland Route adjacent
- 100+ freight trains daily
- I-80 access 4.2 miles south
- US-30 direct frontage, 15,000+ VPD
- 1.0% vacancy — Grand Island market
- Immediate occupancy available
- 2011 grain bin fabrication infrastructure
- Dock-high loading + 78,000 SF dock floor



TRANSPORTATION

US-30	15,000+ VPD, direct frontage
I-80 (Exit 314)	4.2 miles south
UP Rail	100+ trains/day, adjacent
CNRA Airport	2.7 miles
Omaha, NE	160 mi / 2h20m

VALUATION SUMMARY

Main + East Office Campus	\$13,850,000
West Campus	\$5,050,000
COMBINED ASKING	\$18,900,000

DEMOGRAPHICS

Radius	Population / Med. Income
1 Mile	3,091 \$158,532
3 Mile	33,807 \$114,210
5 Mile	99,588 \$105,798

MAJOR EMPLOYERS — GRAND ISLAND

- Case IH Agriculture
- Homady Manufacturing
- JBS USA (ConAgra)
- CHI Health St. Francis
- Grand Island Public Schools
- Central Community College



2928 E HWY 30 + 1924 E 4TH ST | GRAND ISLAND, NE 68801

CONFIDENTIAL—ForDiscussionPurposesOnly | NDARequired



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