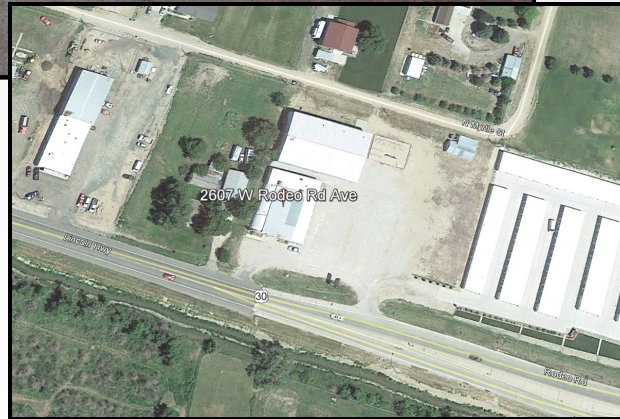


2607 Rodeo Road (Highway 30)

North Platte, Nebraska

CISNORTHPLATTE.COM



- **Currently Zoned I-1**
- **Excellent access and visibility**
- **All City Services at the site**

INDUSTRIAL /

MULTI-USE

REAL ESTATE

± 2.03 ACRES

Excellent Location

on Highway 30 (Rodeo Road)

Building 1 - 7,350 SF

Building 2 - 9,600 SF

Total - 16,950 SF

For more information or to schedule a tour, please contact:

Robert L Stefka, CCIM
Broker

308-532-1332 Office

rob@cisnorthplatte.com

Robert P. M. Stefka, CCIM
Associate Broker

308-532-1332 Office

rstefka@cisnorthplatte.com



COMMERCIAL INVESTMENT SERVICES

STEFKA AGENCY, INC.

COMMERCIAL REAL ESTATE BROKERAGE

212 North Dewey Street

P.O. Box 1185

North Platte, NE 69103

Office 308-532-1332
www.cisnorthplatte.com



Quick Fact Sheet

- ✓ The entire parcel is composed of +/- 2.03 acres.
- ✓ Located on well traveled Highway 30 (Rodeo Road)
- ✓ Currently I-1 Zoning - Light Industrial

- ✓ Two large buildings with ample parking
- ✓ All City Services
- ✓ Building 2 equipped with Interior Fire Sprinkler System,
Overhead Lighting and Fans



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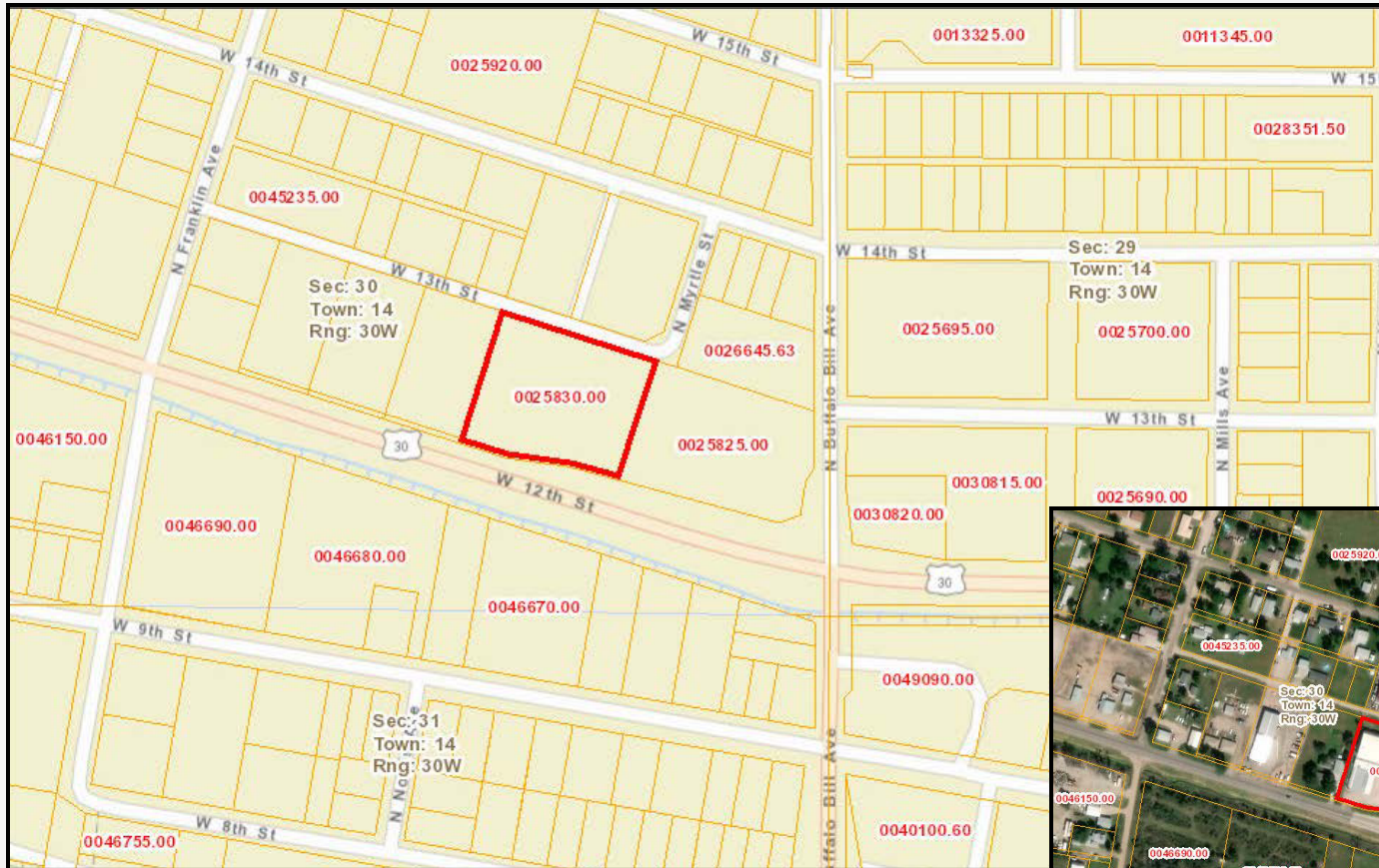
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2607 Rodeo Road (Highway 30)

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2.03 Acres Zoned I-1



Highway 30 Frontage
with Easy Access



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2607 Rodeo Road (Highway 30)

NORTH PLATTE, NEBRASKA

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BUILDING 1 HAS 3 LARGE ROOMS AND.....



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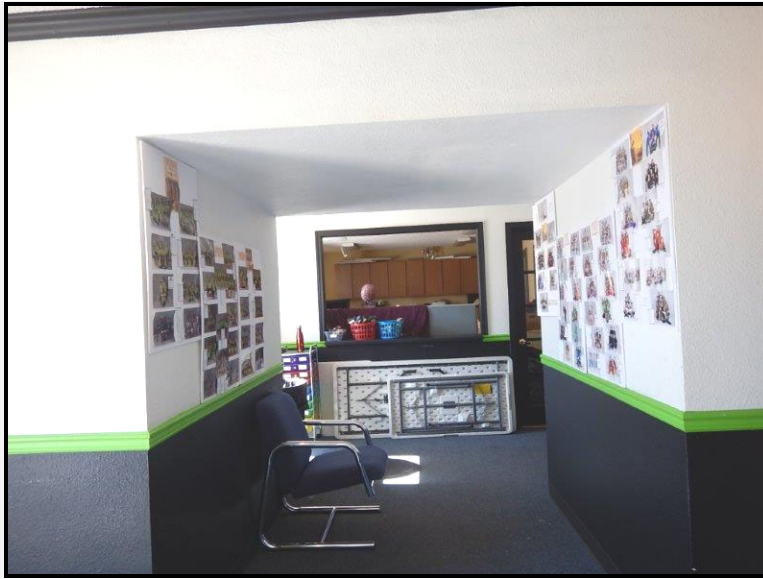
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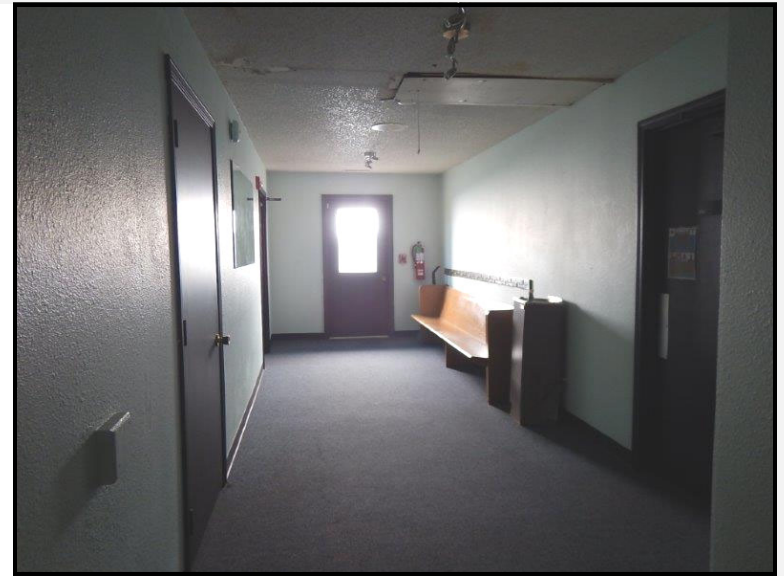
2607 Rodeo Road (Highway 30)

NORTH PLATTE, NEBRASKA

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**BUILDING 1
HAS OFFICE
SPACE, STORAGE
AND MULTIPLE
PUBLIC STYLE
RESTROOMS**



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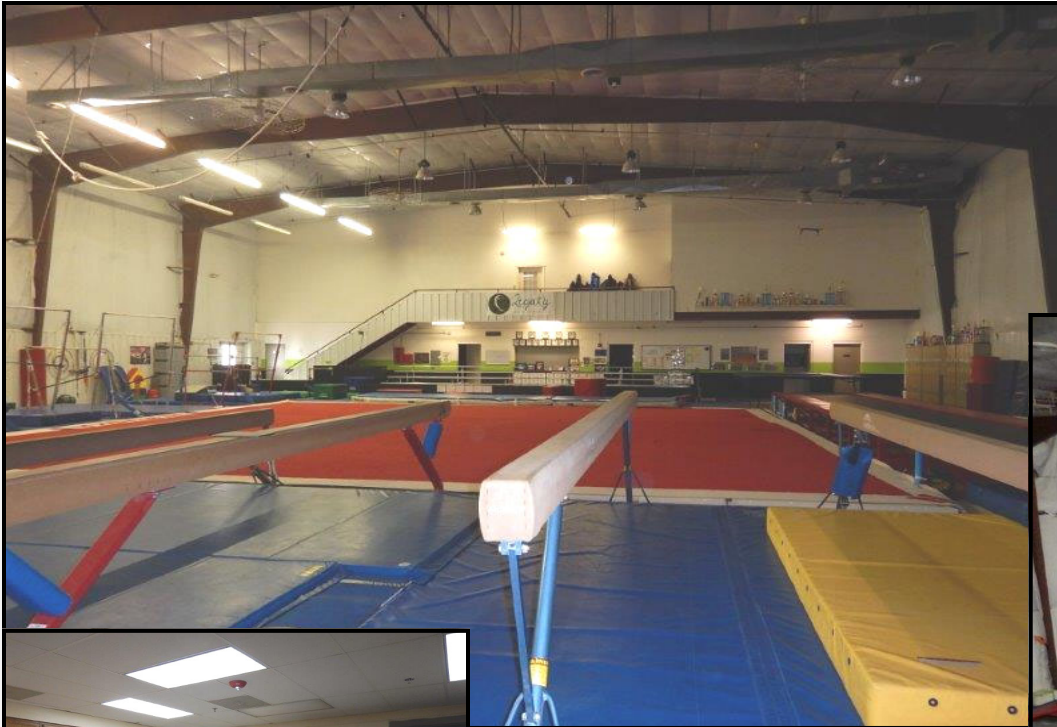


2607 Rodeo Road (Highway 30)

NORTH PLATTE, NEBRASKA

CISNORTHPLATTE.COM

BUILDING 2 - INDUSTRIAL SPACE



12 FT
Overhead
Door



Office
Space /
Kitchen

Large
Open Space



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COMMERCIAL REAL ESTATE BROKERAGE

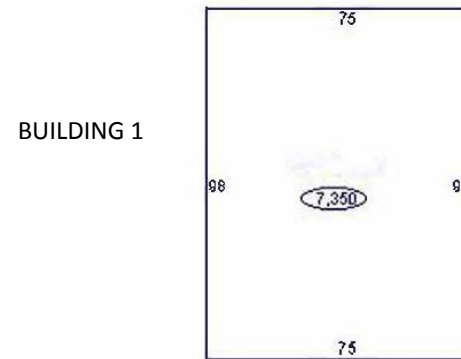
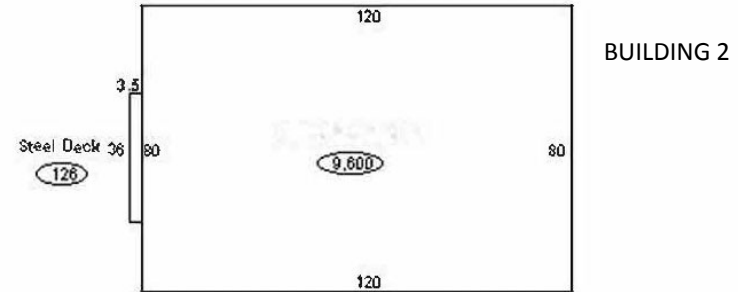
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EXECUTIVE SUMMARY

- **BUILDING 1: 7,350 SF (75 x 98)**
- **BUILDING 2: 9,600 SF (120 x 80)**
- **LAND: +/- 88,426.80 SF (2.03 Acres)**
- **I-1 LIGHT INDUSTRIAL ZONING**
- **ALL CITY SERVICES**



\$385,000

COMMERCIAL / INDUSTRIAL PROPERTY



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