

602 E 1ST STREET VALENTINE, NEBRASKA

FORMER NEBRASKA DOT FACILITY | 2.71± ACRES | 17,050± SQ. FT.

OFFERED AT \$1,280,000



This property offers incredible flexibility for a wide range of commercial, industrial, municipal, or investment uses.

- 2.71± ACRES
- FIVE BUILDINGS
- 3,590± SQ. FT. FINISHED OFFICE SPACE
- 13,460± SQ. FT. SERVICE/STORAGE SPACE
- 13 TOTAL SERVICE BAYS
- ASPHALT SURFACING
- FULLY FENCED PERIMETER

VERSATILE COMMERCIAL & INDUSTRIAL PROPERTY
WITH FIVE BUILDINGS, EXTENSIVE ASPHALT SURFACING, AND SECURED ACCESS



- BUILDING 1**
PRIMARY MAINTENANCE FACILITY | 7,250± SQ. FT.
- 2,300± SQ. FT. FINISHED OFFICE AREA
 - BREAKROOM & 2 RESTROOMS
 - 4,950± SQ. FT. HEATED SERVICE AREA
 - 5 - 12'X12' OVERHEAD DOORS
 - 2 - 12'X14' OVERHEAD DOORS
 - 14' - 18' CONCRETE BLOCK EXTERIOR WALLS
 - TRENCH FLOOR DRAIN
 - SUSPENDED UNIT HEATERS
 - INCANDESCENT LIGHTING
 - FORCED AIR HEAT & CENTRAL A/C IN OFFICE
 - 40 GAL. WATER HEATER
 - BUILT LATE 1950's/
EARLY 1960's
 - ADDITION EARLY 1990's



- BUILDING 2**
SECONDARY MAINTENANCE FACILITY | 6,750± SQ. FT.
- SIX 12'X14' OVERHEAD DOORS
 - SIX SERVICE BAY AREAS
 - 16' CONCRETE BLOCK EXTERIOR WALLS
 - HALOGEN LIGHTING
 - MINIMAL ELECTRICAL SERVICE
 - NO WATER OR SEWER
 - ESTIMATED 50± YEARS OLD



- BUILDING 3**
SALT STORAGE BUILDING
1,040± SQ. FT.
- WOOD FRAME CONSTRUCTION WITH WOOD PANEL SIDING
 - STEEL ROOF
 - 14' WALL HEIGHT
 - MINIMAL ELECTRICAL SERVICE
 - NO WATER OR SEWER
 - ESTIMATED 50± YEARS OLD



- BUILDING 4**
GARAGE / STORAGE BUILDING
720± SQ. FT.
- WOOD FRAME CONSTRUCTION
 - VINYL SIDING
 - ASPHALT SHINGLE ROOF
 - 9' WALL HEIGHT
 - DOUBLE-WIDE OVERHEAD DOOR
 - MINIMAL ELECTRICAL SERVICE
 - NO WATER OR SEWER
 - ESTIMATED 25± YEARS OLD



- BUILDING 5**
FORMER CONSTRUCTION OFFICE | 1,290± SQ. FT.
- MULTIPLE OFFICE AREAS
 - KITCHENETTE
 - 2 RESTROOMS
 - STORAGE ROOM & UTILITY ROOM
 - MASONRY BLOCK CONSTRUCTION
 - 8' INTERIOR CEILING HEIGHT
 - FLUORESCENT LIGHTING
 - CERAMIC TILE & CARPET FLOORING
 - ALL HEATED & COOLED
 - ESTIMATED AGE UNKNOWN



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