

FOR SALE / LEASE

Industrial Flex | 2.9 Acres | Sale: \$1,900,000 | Lease: \$10/SF NNN



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REAL ESTATE

124 E Grant St., Blair, NE — Industrial Flex Building for Sale or Lease

\$1,900,000 | \$10/SF NNN | Available Immediately

A well-located industrial flex opportunity in Blair, Nebraska, offering 18,640 total square feet on a spacious 2.9-acre lot. Built in 2005, this property combines functional warehouse space with finished office area, making it suitable for a wide range of industrial, distribution, or flex-use operations.

Property Highlights:

18,640 SF total building

3,148 SF finished office space

2.9 acres (130,085 SF) total lot size

Construction: Industrial flex

Year Built: 2005

Power: 120/208V, 3-phase

Drive-In Doors: 3 doors (24' x 12') and 2 doors (10' x 12')

2025 Taxes: \$11,373



Description

With generous drive-in door access, ample yard space, and three-phase power already in place, this facility is ready to support warehousing, light manufacturing, distribution, or service-based operations. The combination of office and warehouse space under one roof offers flexibility for owner-users and investors alike.

Available for immediate occupancy — offered for sale at \$1,900,000 or for lease at \$10.00/SF NNN.

For more information or to schedule a tour, contact **Colm Breathnach** or **Jack O'Loughlin**.

Colm Breathnach

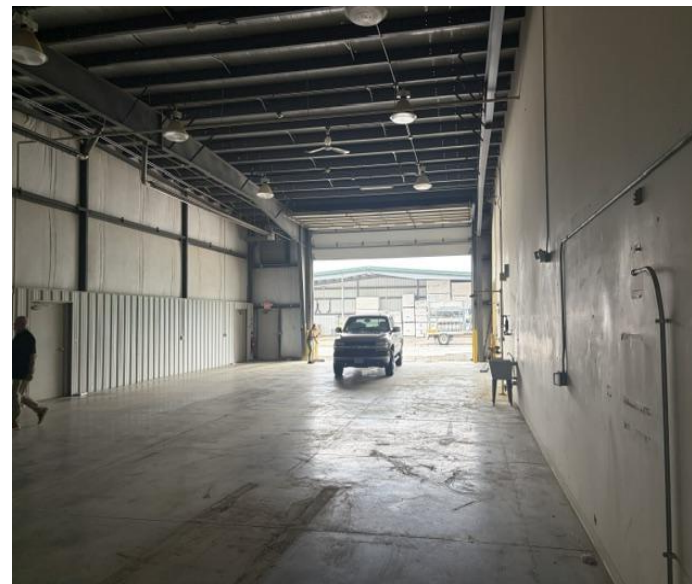
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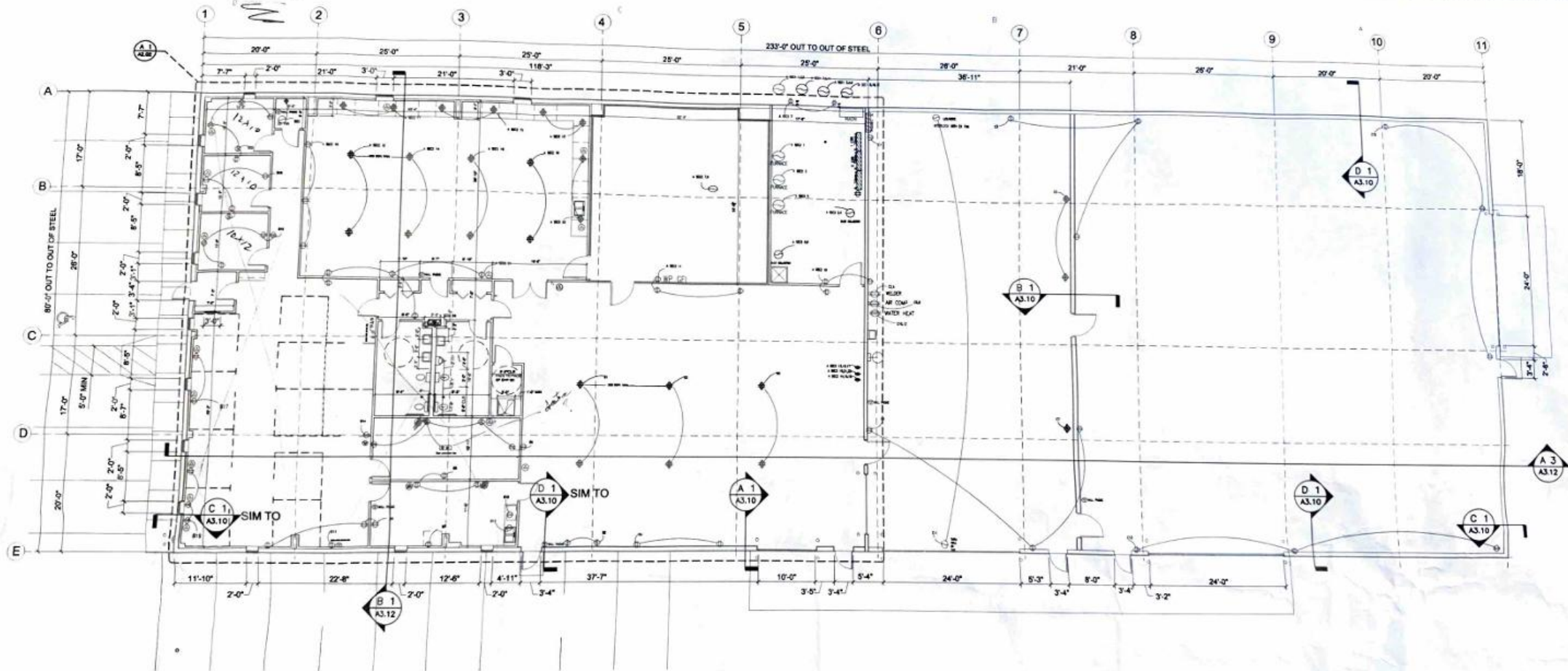


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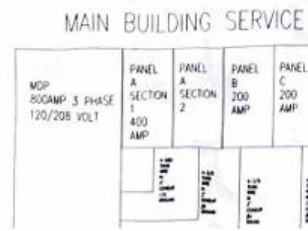
apt 115
116

T 1 120/208V

1	AC UNIT 2
2	AC UNIT 2
3	AC UNIT 2
4	AC UNIT 3
5	AC UNIT 3
6	AC UNIT 3
7	CHILLER PANEL
8	CHILLER PANEL
9	CHILLER PANEL
10	M-F H ROOM LIGHTS

PANEL A SECT 2 120/208V

1	FURNACE 1	2	DUST COLLECTOR 1
3	FURNACE 2	4	DUST COLLECTOR 1
5	FURNACE 3	6	DUST COLLECTOR 2
7	COOLER UNIT	8	DUST COLLECTOR 2
9	COOLER UNIT	10	MECH ROOM PLUG
11	COOLER/WORK LAB PLUG	12	CLEAN LAB CORD DROP
13	CLEAN LAB PLUG	14	CLEAN LAB CORD DROP
15	CLEAN LAB PLUG	16	CLEAN LAB CORD DROP
17	CLEAN LAB PLUG	18	CLEAN LAB CORD DROP
19	CLEAN LAB PLUG	20	BATHROOM LIGHTS
21	CLEAN LAB PLUG		



N
A 3
E2.02
FLOOR PLAN
SCALE: 3/32" = 1'-0"





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