

FEATURED PROPERTY - 4,000 - 24,000 sq ft - NEW
Warehouse Buildings!

4325 Twin Rivers Road | North Platte, NE | US | Lincoln County
Available SF: 49,000 | Lease Rate: \$6 | Lease Terms: Negotiable



Property and Area Description

Seven buildings for a total of 49,400 SF. (2) 40' x 80' = 6,400 SF ~ (1) 40' x 100' = 4, 000 SF ~ (2) 60' x 125' = 15,000 SF ~ (2) 80' x 150' = 24,000 SF

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: HWY 83 (2 mi.)
Nearest Interstate: I-80 (0.5 mi.)
Ingress/Egress Notes: Interstate interchange/highway stop light
Nearest Airport: North Platte Regional Airport, Lee Bird Field (5 mi.)
Nearest Commercial Airport: North Platte Regional Airport, Lee Bird Field (5 mi.)
Distance to Mass Transit: 75
Rail Served: No
Rail Served By: Union Pacific Railroad
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Municipal Light & Water Department
Natural Gas: NorthWestern Energy
Water: Municipal Light & Water Department
Sewer: Municipal Light & Water Department
Telecommunications: Allo Communications

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|---------------------|---|
| Building Type: | Commercial, Industrial, Office, Warehouse & Distribution |
| Available SF: | 49,000 |
| Total SF: | 49,000 |
| Number of Stories: | 1 |
| Ceiling Eaves: | 18 Ft. |
| Expandable: | Yes |
| Zoning: | Industrial, Industrial-Light, Manufacturing, Mixed Use |
| Site Size: | 7 Acres |
| Year Built: | 2020 |
| Former Use: | NEW |
| Specialty Features: | Logistics Park,Spec Building,TIF District,Underground,Virtual Spec Building |
| Can Subdivide: | Yes |
| Within City Limits: | Yes |
| Construction Type: | Metal or Steel |
| Floor Type: | Concrete-Reinforced |
| Sale Price Note: | Negotiable |
| Lease Rate: | \$6 |
| Lease Terms: | Negotiable |
| Lease Rate Note: | \$6-10 depending on lease terms |
| Last Updated: | Jun 16, 2023 |

Economic Development Contact

Gary Person

North Platte Area Chamber & Development
502 South Dewey Street
North Platte, NE 69101-5517
(308) 532-4966 | gary@nparea.com

Realtor/Owner Contact

Roger Bullington

Chief Development
308-389-7288 | roger.bullington@chiefind.com