



Property and Area Description

Rare value-add investment opportunity. Sysco would like to continue leasing the trailer yard and 500 sq. ft. of the 2,070 sf office building. If Buyer can use or rent the remaining 1500 sf office space, the property would be 100% leased and would provide an 8.25% annual return. The 2-acre fenced trailer yard features six truck plug-in stations for winter warming. There is excess land to west of driveway to add a warehouse. Fronting I-129 on NW corner of Dakota Avenue interchange.

Population



Source: ESRI®, 2024

Building Type:	Industrial
Available SF:	2,070
Total SF:	2,070
Year Built:	1989
Last Updated:	Apr 7, 2025

Households



Source: ESRI®, 2024

Economic Development Contact

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Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

Realtor/Owner Contact

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