

21,772 sf FOR SALE | Commercial/Office Building - Kearney, NE

5408 GLOBAL DR | Kearney, NE | US | Buffalo County  
Available SF: 21,772 | Lease Terms: None | Sale Price: \$4,000,000



Building Type:	Commercial, Office, Flex Tech
Available SF:	21,772
Total SF:	21,772
Number of Stories:	2
Expandable:	Yes
Zoning:	Planned Business Park
Site Size:	9.89 Acres
Year Built:	2017
Former Use:	Software development company
Can Subdivide:	Unknown
Within City Limits:	No
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$4,000,000
Lease Terms:	None
Last Updated:	Aug 7, 2023

Economic Development Contact

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Property and Area Description

21,772 sq. ft. 2-story commercial building (10,616 sq. ft. 1st floor and 11,156 sq. ft. 2nd floor) that sits on a 9.89 +/- acre lot, providing ample room to expand. The open-concept floor plan allows maximum flexibility for a variety of uses. First-floor amenities: - Breakroom with adjoining cement patio - Four (4) small meeting rooms & a large conference room - Elevator to the second floor Second-floor amenities: - Large training room - Cement balcony - Two (2) soundproof privacy rooms NOTE: The server room is served by a dry fire suppression system. The remainder of the building is wet-sprinkled.

Population

	42,180 10 Mile Radius	55,429 20 Mile Radius	74,860 30 Mile Radius
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Source: ESRI®, 2024

Households

	16,706 10 Mile Radius	21,884 20 Mile Radius	29,787 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 30 (2.5 mi.)  
Nearest Interstate: Interstate 80 (5 mi.)  
Nearest Airport: Kearney Regional Airport (1 mi.)  
Nearest Commercial Airport: Kearney Regional Airport (1 mi.)  
Rail Served: No  
Rail Served By: None  
Rail Accessible: No  
Rail Infrastructure in Place: No

Utilities

Electric: Nebraska Public Power District  
Natural Gas: Black Hills Energy or NorthWestern Energy  
Water: City of Kearney  
Sewer: City of Kearney  
Telecommunications: See Description of Capability