

Alliance, NE: 10,000 Sq Ft
1325 West 3rd Ste 3 | Alliance , NE | US | Box Butte County
Available SF: 10,000 | Lease Rate: \$3.85 | Lease Terms: Negotiable



Building Type:	Commercial, Retail
Available SF:	10,000
Total SF:	10,000
Number of Stories:	1
Ceiling Peak:	12 Ft.
Ceiling Eaves:	12 Ft.
Expandable:	Yes
Zoning:	Commercial
Site Size:	7.40 Acres
Year Built:	1980
Former Use:	Dollar General
Specialty Features:	TIF District,Lab Space,Freezer/Cooler,Food Grade,Data Center,Cold Storage
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price Note:	Want to lease building
Lease Rate:	\$3.85
Lease Terms:	Negotiable
Lease Rate Note:	3.85 NNN
Last Updated:	Jun 16, 2025

Economic Development Contact

Hannah Robinson
Box Butte Development Corp
502 Box Butte Ave
Alliance, NE 69301
(308) 762-1800 | bbdcdirector@bbc.net

Realtor/Owner Contact

Daniel F Dickinson
Landmark Real Estate Services LLC
308-631-0828 | dfddan@yahoo.com

Property and Area Description

58,000 SF shopping center, two anchor tenant spaces, 21,000 SF & 18,000 SF space as well as two smaller spaces of 1,400 SF & 2,800 SF. West 3rd street commercial center located near KMART, McDonalds, Arby's, 3 hotels, Scooters Coffee, and more. Alliance is home to BNSF maintenance facility and crew home base. Strong wages and critical access hospital who just completed an expansion. Traffic Count: 1,830 est. daily average Parking Ratio: 5.8 cars per 1,000 sq ft.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 385 (1.0 mi.)
Nearest Interstate: Interstate 80 (78.00 mi.)
Ingress/Egress Notes: NA
Nearest Airport: Alliance Municipal Airport (6.00 mi.)
Nearest Commercial Airport: Alliance Municipal Airport (6.00 mi.)
Rail Served: No
Rail Served By: BNSF Railway
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: City of Alliance
Natural Gas: Black Hills Energy
Water: City of Alliance
Sewer: City of Alliance
Telecommunications: Allo Communications

Property Images

Front of Building



Side of Building



Interior

Parking Lot



South Side of Building



Jordan Diedrich | Executive Director | Twin Cities Development Association
1620 Broadway | Scottsbluff, NE 69361 | (308) 632-2833 | jdiedrich@tcdne.org