



Building Type:	Commercial
Available SF:	26,000
Total SF:	26,000
Number of Stories:	1
Expandable:	Yes
Zoning:	Industrial-Heavy
Site Size:	2 Acres
Year Built:	1960
Former Use:	Retail
Specialty Features:	None
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Unknown
Sale Price:	\$2,400,000
Sale Price Note:	2,400,000
Lease Terms:	Not For Lease
Last Updated:	Aug 26, 2024

Economic Development Contact

Candice Alder  
Norfolk Area Economic Development Council  
309 N. 5th Street  
Norfolk, NE 68701  
(402) 844-2263 | calder@norfolkne.gov

Realtor/Owner Contact

Jim Scheer  
(402) 649-0635 | jimscheer919@gmail.com

Property and Area Description

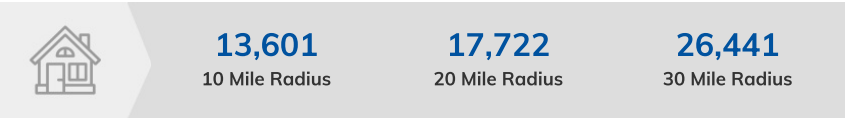
Entire property for sale. This listing includes 26,000 SF of industrial zoned space at Norfolk's busiest intersection. This 2 AC parcel sits at the intersection of Hwy 275 and Hwy 81 in Norfolk. Property is in a designated Opportunity Zone. Recent development to the east utilized TIF bonds.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Hwy 275 (0 mi.)  
**Nearest Interstate:** I-29 (70.00 mi.)  
**Nearest Airport:** Norfolk Regional Airport (3 mi.)  
**Nearest Commercial Airport:** Sioux Gateway Airport (90 min) (80.00 mi.)  
**Rail Served:** No  
**Rail Served By:** None  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** No  
**Rail Contact:** NA  
**Rail Contact Phone:** NA  
**Rail Contact Email:** NA  
**Short Line Contact:** NA  
**Short Line Contact Phone:** NA  
**Short Line Contact Email:** NA

Utilities

**Electric:** Nebraska Public Power District  
**Natural Gas:** Black Hills Energy  
**Water:** City of Norfolk  
**Sewer:** City of Norfolk  
**Telecommunications:** Multiple - See Description

# Property Images

1200 S 13th

