

38,000 sq ft industrial, Beatrice, NE; Industrial Park (2415 Ashland Ave)

2415 Ashland Ave. | Beatrice, NE | US | Gage County
Available SF: 35,000 | Lease Terms: Negotiable



Building Type:	Warehouse & Distribution, Industrial
Available SF:	35,000
Total SF:	80,000
Number of Stories:	1
Expandable:	Yes
Zoning:	Industrial, Manufacturing
Site Size:	4.41 Acres
Year Built:	1988
Former Use:	Worldlawn Power Equipment
Specialty Features:	TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price Note:	Not for sale
Lease Terms:	Negotiable
Lease Rate Note:	Available for lease
Last Updated:	Apr 22, 2025

Economic Development Contact

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Property and Area Description

This modern, well-maintained facility sits in an easily accessed area off HWY 77 in the Gage County Industrial Park. The 80,000 sq ft warehouse includes large outside storage and parking. Approximately 35,000 sq ft is available with the remainder of the building leased to other light-industrial and warehousing clients.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US HWY 77; US HWY 136 (1 mi.; 2 mi.)
Nearest Interstate: I-80; I-29 (40 mi.; 69 mi.)
Nearest Airport: Beatrice Municipal Airport (1.5 mi.)
Nearest Commercial Airport: Lincoln Airprt (43 mi.)
Distance to Mass Transit: 42
Rail Served: No
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No

Utilities

Electric: Beatrice Board of Public Works
Natural Gas: Black Hills Energy
Water: Beatrice Board of Public Works
Sewer: Beatrice Board of Public Works
Telecommunications: Segra, Windstream, Spectrum, Diode Communications, Great Plains Communications

Property Images

