

FNBO Building

1100 E 10th Street, Suite n/a | Wayne, NE | US | Wayne County
Available SF: 24,820 | Lease Rate: \$16 | Lease Terms: Triple Net | Sale Price:
\$2,750,000



Building Type:	Commercial, Office
Available SF:	24,820
Total SF:	24,820
Number of Stories:	1
Ceiling Peak:	14 Ft.
Ceiling Eaves:	19 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	4.81 Acres
Year Built:	1998
Former Use:	Call center
Specialty Features:	Call Center Ready,Fiber
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$2,750,000
Sale Price Note:	matches most recent purchase price
Lease Rate:	\$16
Lease Terms:	Triple Net
Lease Rate Note:	based on existing lease
Last Updated:	Mar 16, 2024

Property and Area Description

Large commercial building; used for call center; 24,820 SF plus 92,700 SF paved parking; 4.81-acre site; zoned I-1: Light Industrial & Manufacturing.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: NE-35 (.25 mi.)
Nearest Interstate: I-129 (39 mi.)
Ingress/Egress Notes: Arterial street; concrete paving; 30' width.
Nearest Airport: Wayne Municipal Airport (1 mi.)
Nearest Commercial Airport: Sioux Gateway Airport, Sioux City, IA (46.5 mi.)
Distance to Mass Transit: 1
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No
Rail Contact: n/a
Rail Contact Phone: n/a
Rail Contact Email: n/a
Short Line Contact: n/a
Short Line Contact Phone: n/a
Short Line Contact Email: n/a

Utilities

Electric: City of Wayne
Natural Gas: Black Hills Energy
Water: City of Wayne
Sewer: City of Wayne
Telecommunications: Fastwyre Broadband

Economic Development Contact

Luke Virgil
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Property Images



Realtor/Owner Contact

n/a
n/a
n/a | n/a

