



Property and Area Description

45,000 square foot warehouse building with rail and truck docks. 41,000 square foot warehouse and 4,000 square foot office space. Ample acreage for new development and outdoor storage. All buildings are tied directly to a short line railroad with access to both Burlington-Northern Santa Fe and Union Pacific Railroads. Located two miles north of Interstate-80 Exit 48 near Sidney.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Interstate 80 (2.00 mi.)
Nearest Interstate: Interstate 80 (2.00 mi.)
Ingress/Egress Notes: Ingress
Nearest Airport: Sidney Municipal Airport (10.00 mi.)
Nearest Commercial Airport: Denver International Airport (175.00 mi.)
Rail Served: Yes
Rail Served By: Union Pacific Railroad, BNSF Railway
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Tim Craig
Rail Contact Phone: 308.221.1215
Rail Contact Email: tcraig@adamsii.com

Utilities

Electric: Wheat Belt Public Power District
Natural Gas: Black Hills Energy
Water: City of Sidney
Sewer: Septic Tank
Telecommunications: Great Plains Communications

Building Type:	Office, Warehouse & Distribution
Available SF:	45,000
Total SF:	45,000
Number of Stories:	1
Ceiling Peak:	16 Ft.
Ceiling Eaves:	16 Ft.
Expandable:	No
Zoning:	Industrial-Heavy
Site Size:	600.00 Acres
Year Built:	1942
Former Use:	Warehouse
Specialty Features:	Crane,TIF District
Can Subdivide:	Yes
Within City Limits:	No
Construction Type:	Wood
Floor Type:	Concrete-Reinforced
Sale Price Note:	Not for Sale
Lease Terms:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Nov 2, 2022

Economic Development Contact

Tim Craig
Adams Industries
1655 Industrial Ave
Sidney, NE 69162
(308) 221-1215 | tcraig@adamsii.com

Melissa Norgard
City of Sidney, Nebraska
1115 13th Ave
Sidney, NE 69162
(308) 254-7002 | citymanager@cityofsidney.org