

Gering NE: 1150 Rundell Road
1150 Rundell Road | Gering, NE | US | Scotts Bluff County
Available SF: 10,998 | Lease Rate: \$3.5 | Lease Terms: Triple Net | Sale Price: \$450,000

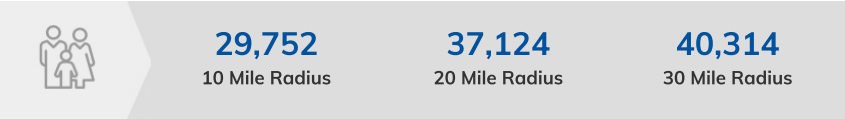


Building Type:	Industrial
Available SF:	10,998
Total SF:	10,998
Number of Stories:	1
Ceiling Peak:	25' Ft.
Ceiling Eaves:	14' Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	1.00 Acres
Year Built:	1988
Former Use:	Clean Warehouse Space -10,998 sq. ft.
Specialty Features:	Food Grade,Lab Space
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$450,000
Sale Price Note:	For Sale if Appropriate Terms
Lease Rate:	\$3.5
Lease Terms:	Triple Net
Lease Rate Note:	Prefer 3 Yr Lease; triple net Landlord pays
Last Updated:	Feb 11, 2025

Property and Area Description

Property sits adjacent to expressway with access to 4 lanes on Highway 71 and Highway 26; 11,000 sq ft total, with approx 1,000 sq ft lab and office space; 2 offices, conference room, employee dressing/break room, 2 ADA bathrooms; instant hot water system, working boiler; 1,000 sq ft of storage above the office area; grated floor drains throughout; industrial exhaust fan; 2 overhead doors on grade

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 71 (1.00 mi.)
Nearest Interstate: I-80 (45 mi.)
Ingress/Egress Notes: Highway 26 and Highway 71 are part of the Ports to Plains/Heartland Expressway which runs north/south from Canada to Mexico. Scottsbluff/Gering area is approximately the halfway point for this 4 lane initiative.
Nearest Airport: Western Nebraska Regional Airport (6.60 mi.)
Nearest Commercial Airport: Denver International Airport (200 mi.)
Distance to Mass Transit: 1
Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Patrick Bock
Rail Contact Phone: 402-544-2305
Rail Contact Email: pnbock@up.com

Utilities

Electric: City of Gering
Natural Gas: Black Hills Energy Natural Gas
Water: City of Gering
Sewer: City of Gering
Telecommunications: CenturyLink Phone

Economic Development Contact

Anthony Gurrola

Twin Cities Development Association, Inc.
1620 Broadway
Scottsbluff, Nebraska 69361
(308) 633-2899 | agurrola@tcdne.org

Realtor/Owner Contact

Steve Melroy

Melroy Investments LLC
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