

**Fuller office building**  
160 Chadron Ave | Chadron, NE | US | Dawes County  
Available SF: 3,640 | Lease Rate: \$21.4 | Lease Terms: Negotiable



Property and Area Description

Fuller Construction is seeking tenant applications for our building at 160 Chadron Avenue. This building is well situated in downtown Chadron, this location is great for any business looking for office and equipment space. The building is on a 7,500 sq ft lot, and includes 1,237.6 sq ft of office space, and 2,402.4 sq ft equipment/shop space. Monthly rent is \$1950, this price includes all furniture, and phone system currently in the office, tenant pays all utilities.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Highway 20 (.1 mi.)  
**Nearest Interstate:** I-90 (90 miles mi.)  
**Nearest Airport:** Chadron Municipal (5 mi.)  
**Nearest Commercial Airport:** Chadron Municipal (5 mi.)  
**Distance to Mass Transit:** .2  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

Utilities

**Electric:** NPPD  
**Natural Gas:** Black Hills Energy  
**Water:** City of Chadron  
**Sewer:** City of Chadron  
**Telecommunications:** Great plains Communications, Century Link

Building Type:	Commercial, Office
Available SF:	3,640
Total SF:	3,640
Number of Stories:	1
Ceiling Peak:	15 Ft.
Ceiling Eaves:	15 Ft.
Expandable:	No
Zoning:	Business District, Commercial
Site Size:	7500 sq ft Acres
Year Built:	1983
Former Use:	office and shop for construction company
Specialty Features:	None
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete
Lease Rate:	\$21.4
Lease Terms:	Negotiable
Lease Rate Note:	tenant pays utilities
Last Updated:	Oct 31, 2024

Economic Development Contact

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Realtor/Owner Contact

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