



Zoning:	Industrial-Heavy
Topography:	Level-gently rolling
Adjacent Available Acres:	55
Setting:	Industrial Park
Within City Limits:	No
Site Dimensions:	3200' x 2300'
Specialty Features:	None
Sale Price Note:	Negotiable
Lease Terms:	Negotiable
Last Updated:	Oct 16, 2025

Economic Development Contact

Brooke Anderson
Norfolk Area Economic Development Council - City of Norfolk
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Norfolk, Ne 68701
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Property and Area Description

This 110-acre site is zoned I-2, Heavy Industrial District. The site is served by the Nebraska Central Railroad short line. The rail line is located along the western edge of the property. There is optimal access to electrical and natural gas capacities, as well as oxygen and nitrogen in liquid or gas form. Nucor is interested in developing this site as an industrial park for purchasers of their steel products. Please see our Nucor Next Door brochure to learn more about types, sizes, and grades of steel made at Nucor in Norfolk.

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

Nearest Highway: U.S. Hwy. 81 (4.00 mi.)
Nearest Interstate: I-29 (70.00 mi.)
Ingress/Egress Notes: The site offers immediate access to the Northeast Industrial Highway which forms the southern boundary of the site. This east/west roadway is a recently improved 2-lane road which connects U.S. Highway 81 and State Highway 35. The creation of the highway allows truck traffic from industry that is located in the Northeast Industrial area to bypass the community of Norfolk thereby expediting transportation time and increasing safety benefits within the area.
Nearest Airport: Norfolk Regional Airport (5.00 mi.)
Nearest Commercial Airport: Omaha Eppley Airfield (100.00 mi.)
Distance to Mass Transit: NA
Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com
Short Line: Nebraska Central Railroad Company
Short Line Contact: Julie Greve
Short Line Contact Phone: (402) 750-4019
Short Line Contact Email: jgreve@rgpc.com

Utilities

Electric: Elkhorn Rural Public Power District
Natural Gas: Black Hills Energy
Water: City of Norfolk

Property Images



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