



**FOR LEASE OR SALE
300 E 39TH STREET**

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM
KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

**113,105 SF
HASTINGS, NE**



**PHOENIX
INVESTORS**

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



OUTDOOR
STORAGE POSSIBLE



CLOSE PROXIMITY
TO I-80



WAREHOUSE
HEATED BY TWO
HASTINGS AIR
ROTATION UNITS



PROPERTY DETAILS

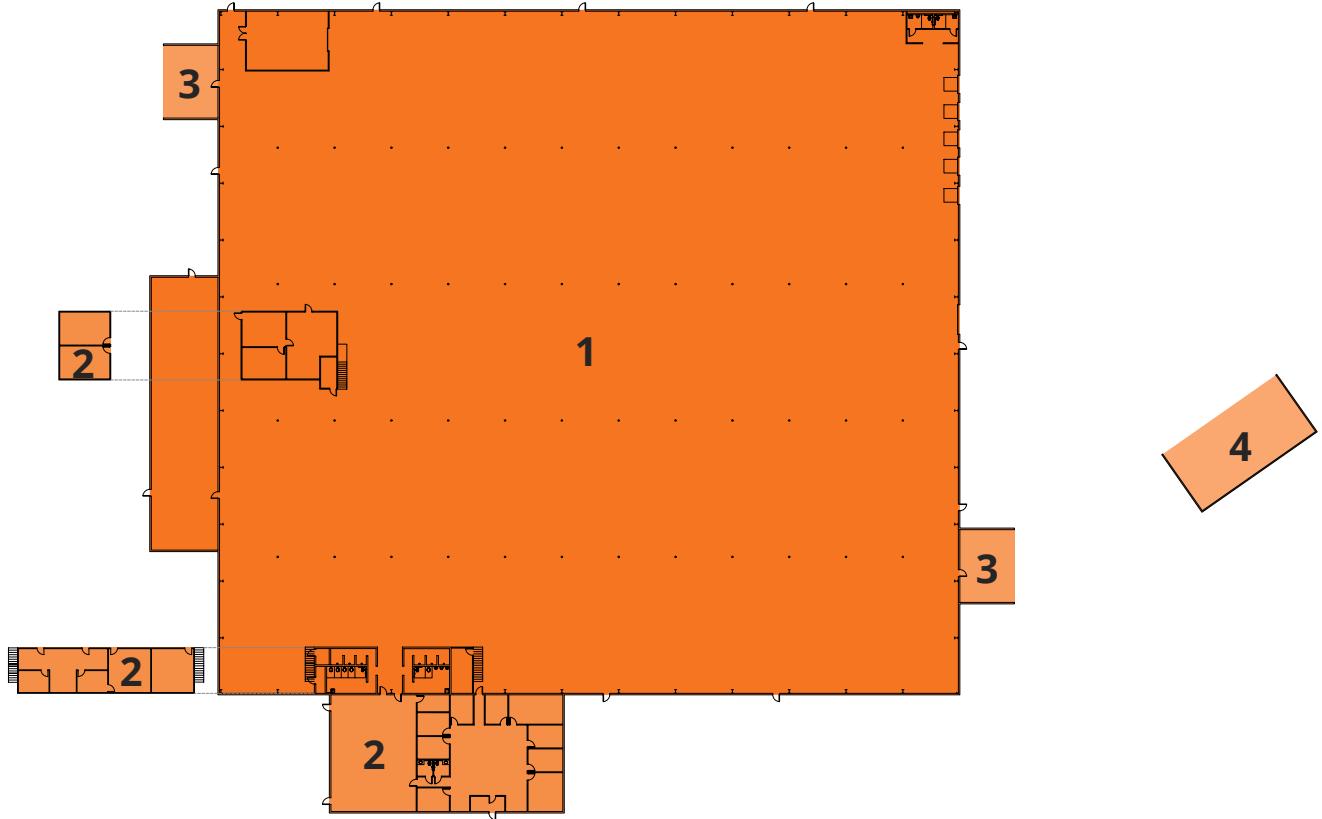
300 E 39TH STREET | HASTINGS, NE

AVAILABLE SPACE	113,105 SF
WAREHOUSE SPACE	101,941 SF
OFFICE SPACE	7,656 SF
COVERED STORAGE	1,600 SF
EXTERIOR STORAGE	1,908 SF
DOCK DOORS	5
DRIVE-IN DOORS	1
CRANES	1 One-ton; 1 Two-ton
CLEAR HEIGHT	20' - 28'
COLUMN WIDTH & DEPTH	25' x 60'
ROOF	Metal
WALLS	Metal
YEAR BUILT	1996
POWER	1500 & 2500 KVA Transformers; 2,000 & 3,000 AMP 3-Phase Switch Gear Services
BUSS BARS	2,000 AMP Services: 4 Sub-Buss, 3,000 AMP Service: 1 Main Buss; 4 Sub-Buss
PARKING	150 Parking Stalls
LAND AREA	8.93 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	320-00084.00
OPEX ESTIMATE	\$0.91/SF



FLOOR PLAN

300 E 39TH STREET | HASTINGS, NE



NUMBER	SPACE DESIGNATION	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	25' x 60'	101,941 SF
2	OFFICES	N/A	7,656 SF
3	COVERED STORAGE	N/A	1,600 SF
4	EXTERIOR STORAGE	N/A	1,908 SF
TOTAL			113,105 SF



LOCATION MAP

300 E 39TH STREET | HASTINGS, NE

