

**135 S. Harrison St.
Hallam, NE 68368**

**FOR SALE
\$575,000**

I-1 zoned

**Fifteen minutes and fifteen miles south of
Lincoln! Only 4 miles off Hwy. 77!**

- **Building: 5,860 SF (Approx. 4,900 SF plus approx. 960 SF mezzanine)**
- **Finished office area (heated and cooled):
Approximately 825 SF(reception area, large office,
two restrooms)**
- **Warehouse area: Approximately 4,075 SF main
shop has radiant heating/back area has forced air
gas heating**
- **Dock off the back of building**
- **LED lighting throughout / Security Camera System**
- **480 three-phase power**
- **Two exterior overhead doors: 16 ft by 16 ft /12 ft by
12 ft**
- **One interior overhead door: 8 ft by 10 ft**
- **Ground: 37,088 SF (.85 Acres)**
- **Price includes: \$15,000 worth of pallet racking,
two 10,000 lb. car hoists, tire machine, balancer,
pressure washer, and two office desks**

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