

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

**Reduced!  
\$449,500**

### 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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