



FOR LEASE OR SALE
300 E 39TH STREET

113,105 SF
HASTINGS, NE

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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.



PROPERTY HIGHLIGHTS



**COVERED OUTDOOR
STORAGE AVAILABLE**



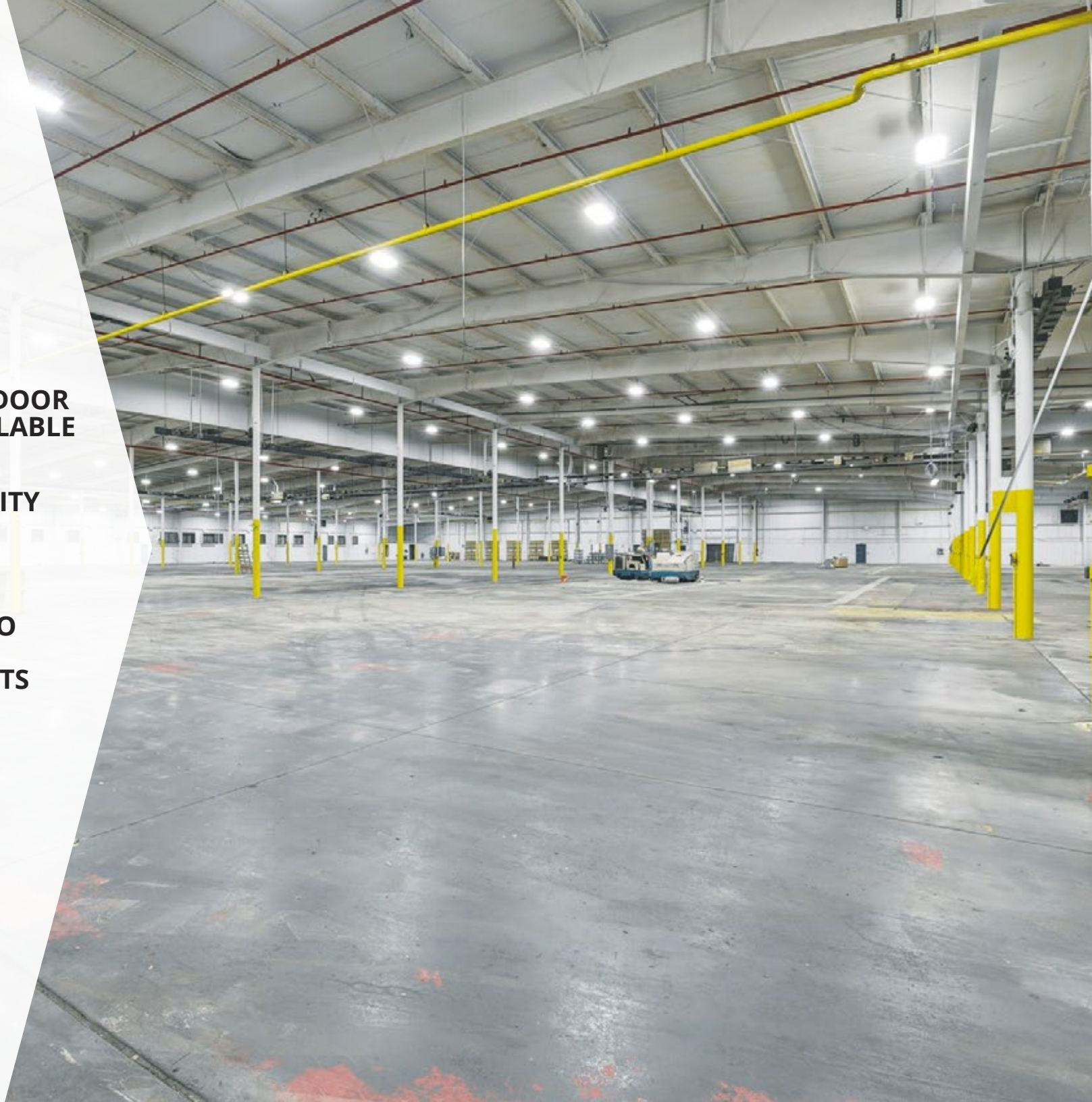
**CLOSE PROXIMITY
TO I-80**



**WAREHOUSE
HEATED BY TWO
HASTINGS AIR
ROTATION UNITS**



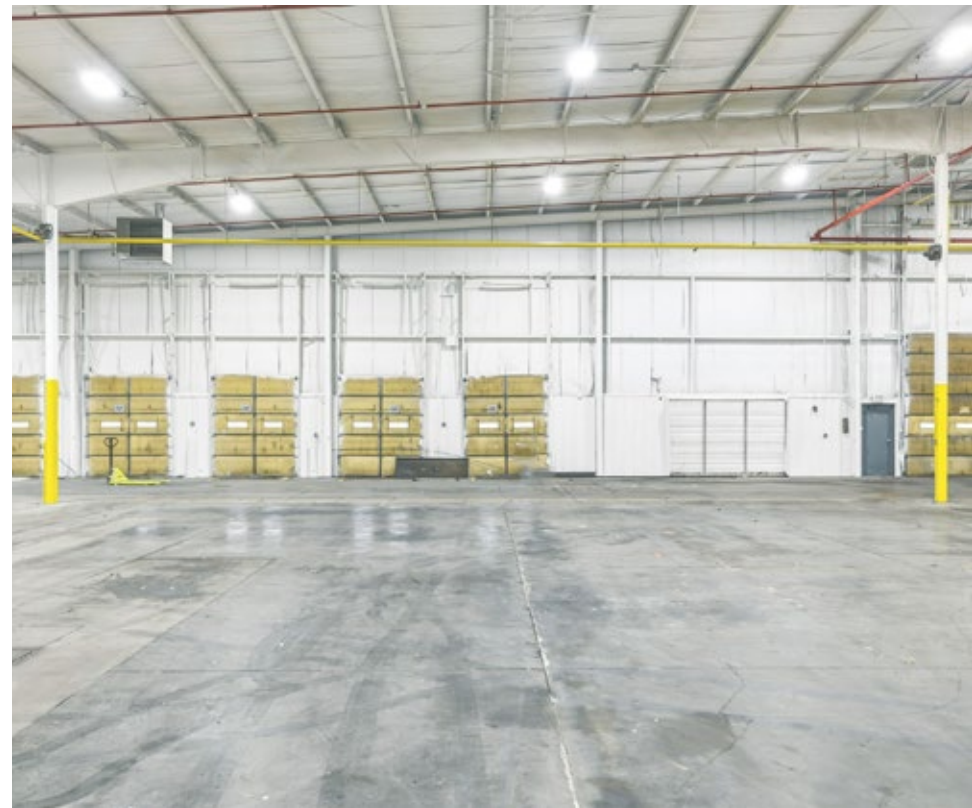
**WHITEBOX
RENOVATIONS
(2026)**



PROPERTY DETAILS

300 E 39TH STREET | HASTINGS, NE

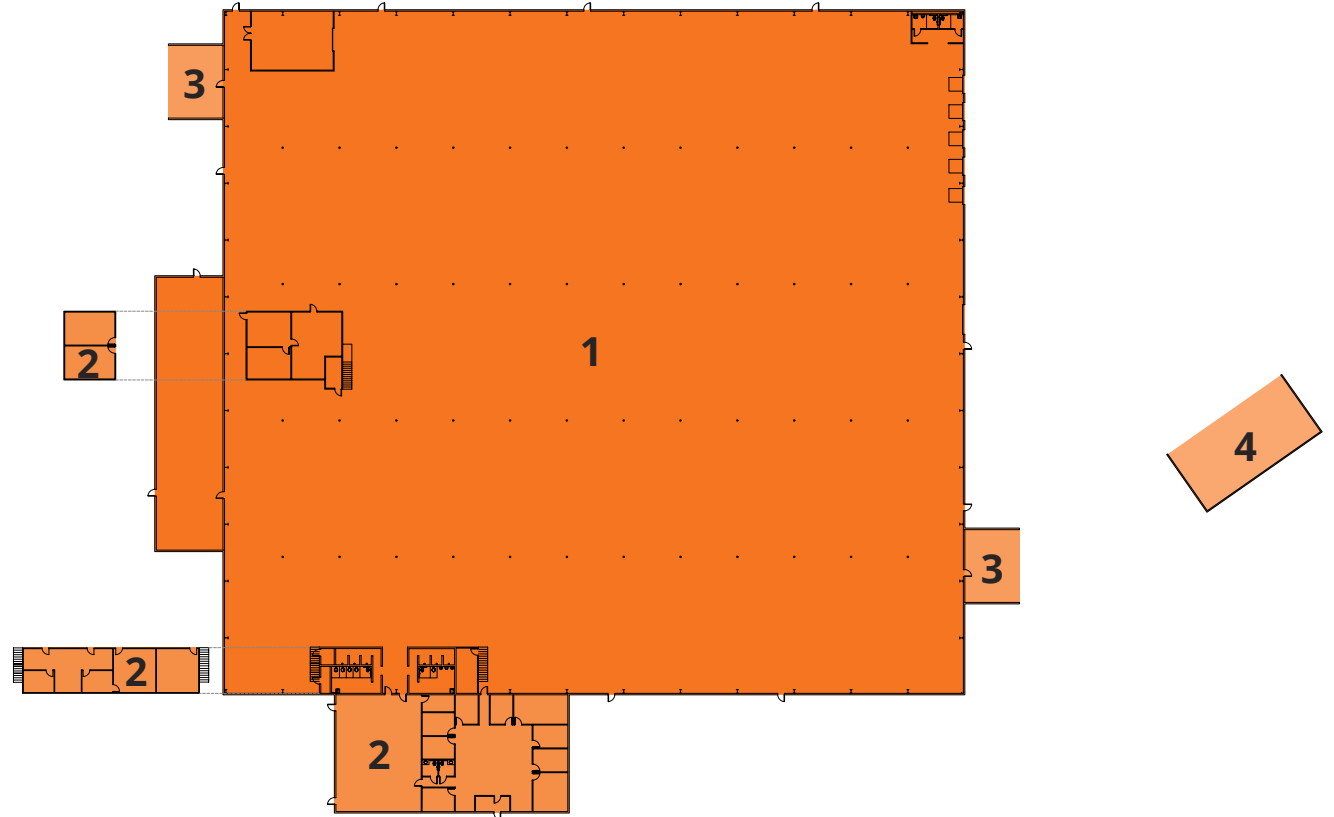
AVAILABLE SPACE	113,105 SF
WAREHOUSE SPACE	101,941 SF
OFFICE SPACE	7,656 SF
COVERED STORAGE	1,600 SF
EXTERIOR STORAGE	1,908 SF
DOCK DOORS	5
DRIVE-IN DOORS	1
CRANES	1 One-ton; 1 Two-ton
CLEAR HEIGHT	20' - 28'
COLUMN WIDTH & DEPTH	25' x 60'
ROOF	Metal
WALLS	Metal
YEAR BUILT	1996
YEAR RENOVATED	2026
POWER	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

HASTINGS MUNICIPAL ARPT	5 MILES
I-80	23 MILES
LINCOLN AIRPORT	102 MILES
OMAHA	157 MILES
KANSAS CITY	295 MILES

