



14184 S 220th Street | Gretna, NE 68028

Sale: \$1,750,000 | Lease: \$8.75 PSF

Property Features

- New Construction; close access to I-80 from Highway 6
- Perfect for owner/user or investment with multi-tenant bays
- 3 phase power, temperature controlled, and outdoor storage
- Co-listed: Mickey Sodoro NP Dodge Real Estate 402.677.9495

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Gary Petersen
Associate

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Building Details

Building Size	13,250 SF
Tenancy	Multiple
No. Grade Level Doors	4
No. Dock High Doors	0
Ceiling Height	24 FT
Number of Floors	1
Year Built	2019
Sprinkler	Yes
Restrooms	-
HVAC	Gas; 2 Five ton units per bay
Roof	Standing seam metal roof
Construction Status	Under construction ETC December 2019

Property Details

Lot Size	1.752 Acres
Zoning	LI
Parking Ratio	-
Parking Spaces	-

Location Details

Market	Omaha/Council Bluffs
Submarket	Gretna
Cross Streets	Highway 6 & Fairview Road
County	Sarpy
Nearest Interstate	I-80

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	36	3,271	31,992
Total Population	103	9,128	92,690
Average HH Income	\$90,611	\$85,937	\$102,438

Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
14184 S 220th Street	Flex Space	\$8.75 SF/yr	NNN	1,623 - 13,250 SF	Negotiable

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