



3 Months Free Rent

with 5+ year lease term

14184 S 220th Street | Gretna, NE 68028

Sale: \$1,750,000 | Lease: \$7.95 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

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

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
Dock Description	-
No. Drive-in Bays	4
No. Cranes	0
Crane Description	-
Ceiling Height	24 - 24 ft
Minimum Ceiling Height	24.0
Office Space	-
Number of Floors	1
Year Built	2019
Year Renovated	-
Sprinkler	yes
Restrooms	-
HVAC	Gas; 2 Five ton units per bay
Power Description	-

Property Details

Lot Size	1.752 Acres
Dimensions	-
Zoning	LI
Fence Yard	-
Rail Access	N/A
Flood Plain	-
Parking Ratio	-
Parking Spaces	-

Location Details

Market	Omaha
Submarket	Gretna, NE
Cross Streets	Southwest of the intersection of Highway 6 and Fairview Road
County	Sarpy
Nearest Interstate	-

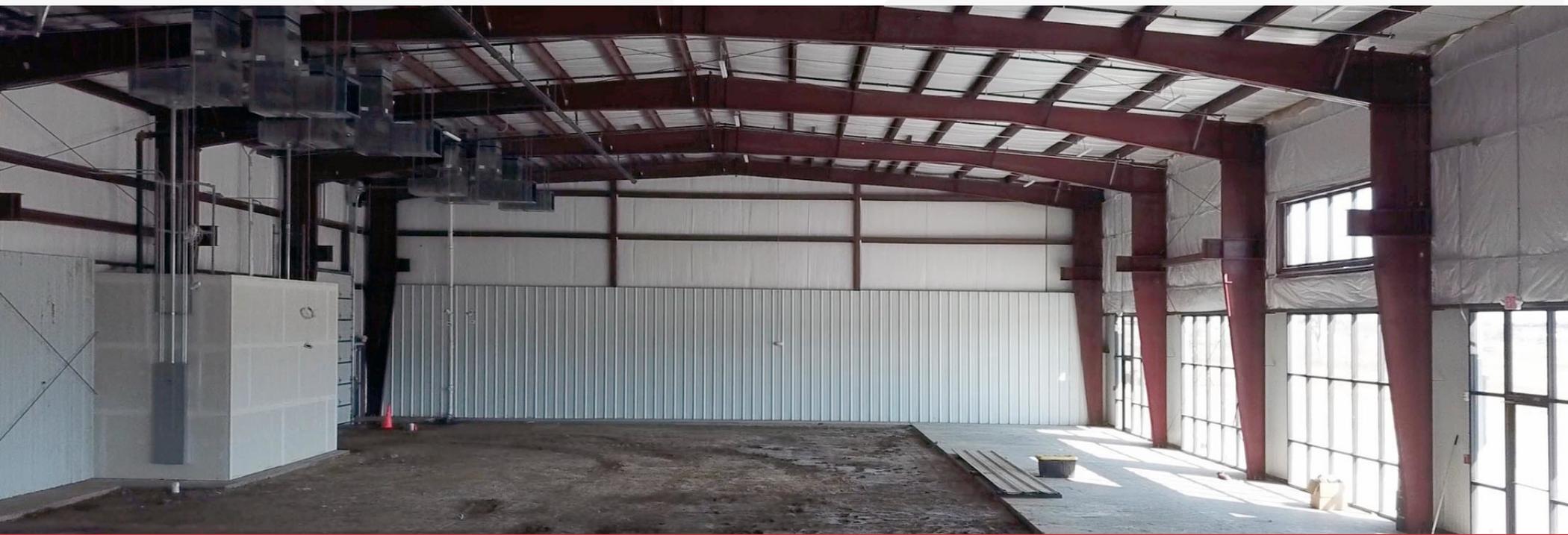
Demographics

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

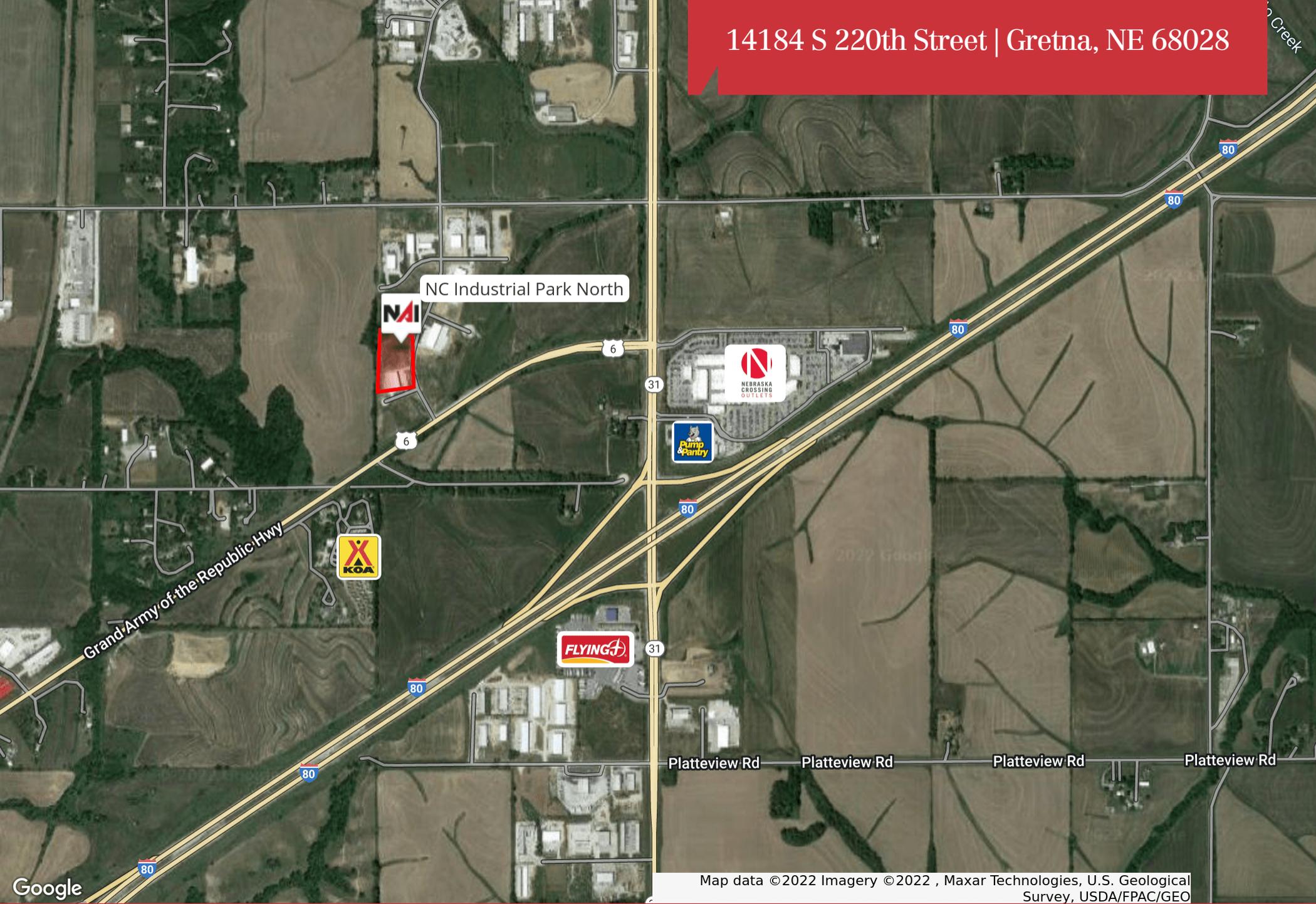
Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
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