



218 E 4th Street | Fremont, NE 68025

Sale: \$340,000 | Lease \$11.00 PSF (NNN)

Property Features

- Hard to find flex office and warehouse building for sale or for lease
- Approximately 2,940 SF office space, 2,562 SF warehouse
- Office space includes 10 offices, break room, and conference room
- 10' x 12' Garage door into warehouse space
- Click on link below for digital tour
- <https://my.matterport.com/show/?m=1ZBUKARGVvX>

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

Spencer Morrissey

Vice President
402 255 6065

smorrissey@npdodge.com

218 E 4th Street

8 Skylights Provide Abundant Natural Lighting

Building Details

Building Size	5,502 SF
Building Class	B
Number of Floors	1
Year Built	1920
Year Renovated	2005
Construction Type	Masonry
Roof	EDPM
Restrooms	Yes
HVAC	New in 2018

Property Details

Lot Size	6,160 Acres
Zoning	DC- Downtown Commerical
Parking	On Street

Location Details

Market	Fremont
Submarket	Downtown
County	Dodge

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	882	8,892	13,952
Total Population	2,100	22,276	35,737
Average HH Income	\$51,471	\$55,693	\$57,830

Available Spaces

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

218 E 4th Street



NANP Dodge

Spencer Morrissey
Vice President
+1 402 255 6065
smorrissey@npdodge.com

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





218 E 4th Street

Edward Jones



Future Location
Lofts @ 505 & 505 Brewery



Wine Experience



Google

Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

NAI NP Dodge

Spencer Morrissey

Vice President

+1 402 255 6065

smorrissey@npdodge.com

13321 California Street, Suite 105

Omaha, NE 68154

402 255 6060 tel

nainpdodge.com