

218 E 4th Street | Fremont, NE 68025

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

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

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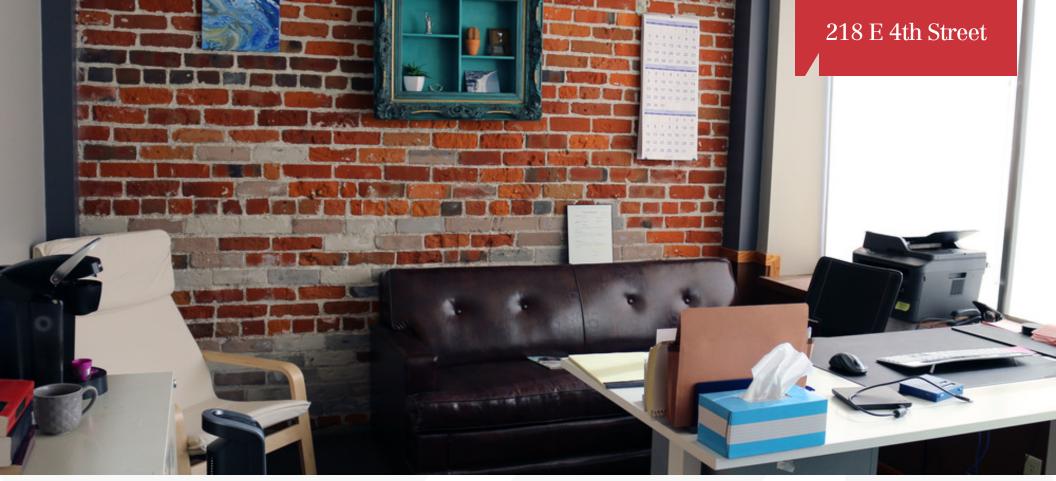
218 E 4th Street 8 Skylights Provide Abundant Natural Lighting

Building Details		Property Details		Location Details		Demographics			
Building Size	5,502 SF	Lot Size	6,160 Acres	Market	Fremont	Demographics	1 Mile	5 Miles	10 Miles
Building Class	В	Zoning	DC- Downtown	Submarket	Downtown	Total Households	882	8,892	13,952
Number of Floors	1	Commerical	County	Dodge	Total Population	2,100	22,276	35,737	
Year Built	1920	Parking	On Street			Average HH Income	\$51,471	\$55,693	\$57,830
Year Renovated	2005								
Construction Type	Masonry								
Roof	EDPM								
Restrooms	Yes								
HVAC	New in 2018								
		Availabl	e Spaces						
		Space	Loogo Doto		Loogo Trmo	Size	(CE)	Та	

Space	Lease Rate	Lease Type	Size (SF)	Term	



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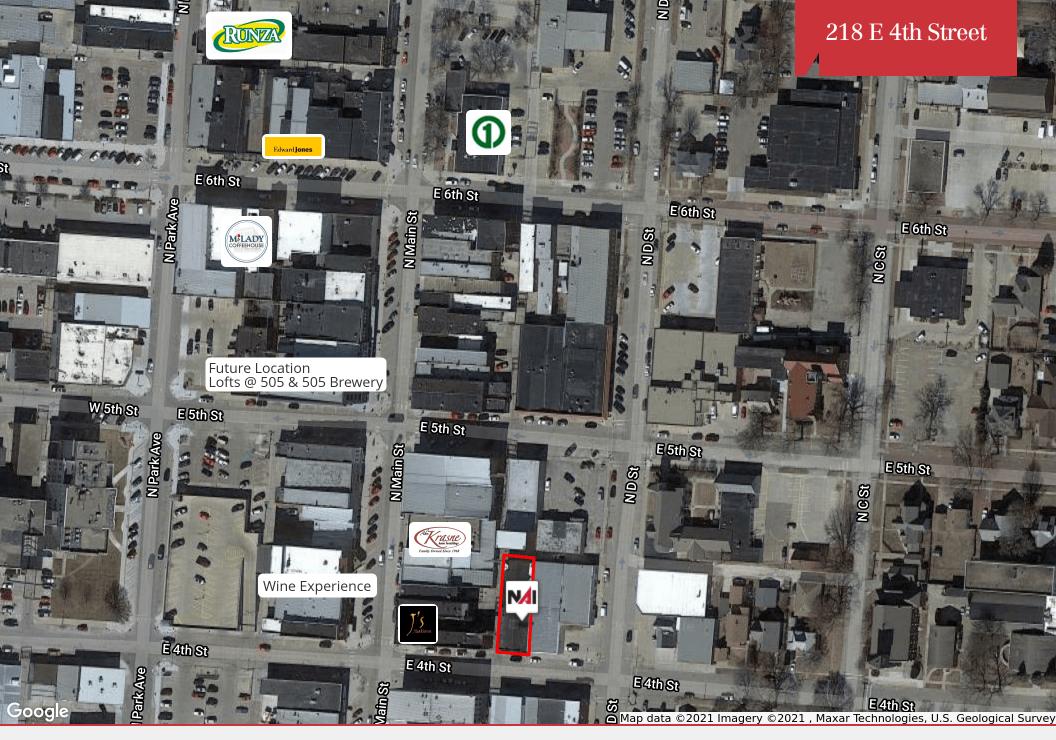
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