

20362-20378 HUSKER DR

12,077 SF | NEGOTIABLE

20362-20378 HUSKER DR, GRETNA, NE 68028



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20362-20378 HUSKER DR

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$3.31 SF/YR
Available SF:	
Building Size:	12,077 SF
Property Type:	Industrial
Year Built:	2001
Zoning:	LI

PROPERTY OVERVIEW

Industrial flex space in a great location off Highway 370 in Gretna surrounded by various amenities.

PROPERTY HIGHLIGHTS

- Nicely finished interior and mezzanine space
- Upstairs office has approximately 802 SF of office space
- Total finished office space approximately 1,800 SF
- Large, heated garage with 12' x 12' overhead drive in door
- Parking available in the front and back of the building
- Available September 1, 2020

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GRETNA, NE 68028

BUILDING INFORMATION

Building Size	12,077 SF
Min Divisible	SF
Max Contiguous	SF
Office SF	1,800 SF
Year Built	2001
Restrooms	Yes
Elevators	No
Mezzanine	Approximately 275 SF in the Garage

PARKING & TRANSPORTATION

Parking Description	Paved in Front
Number Of Spaces	16
Traffic Count	12,049 - W Gruenther Rd & State Hwy 370 E

SITE INFORMATION

Cross-Streets	204th & Husker Dr
County	Sarpy
Zoning	LI
Lot Size	1.12 Acres
Location Description	Located in the Gretna Business Park

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Available SF	
Property Type	Industrial

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,172	36,252	181,937
Average Age	33.3	33.1	35.7
HOUSEHOLDS			
Total Households	430	12,328	66,202
People Per HH	2.7	2.9	2.7
Average HH Income	\$84,200	\$101,213	\$97,893
Average HH Value	\$211,973	\$235,424	\$229,127

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
20378	2,433 SF	\$8.50 SF/yr (NNN)	\$3.31	\$2,394.48

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AVAILABLE SPACES

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RETAILER MAP

SITE

Billy's Gretna Cafe

Securities America



AMERICAN
NATIONAL BANK



Pinnacle Bank



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**INVESTORS
REALTY INC.**

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ADDITIONAL PHOTOS



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