



327 E County Road T | Fremont, NE 68025

\$1,700,000

Property Features

- Rare Industrial property with Rail Access
- Located southwest of HWY 30 and HWY 77
- Plenty of area for Outdoor Storage
- 2 Dock Doors, 2 Drive Doors
- Current tenant operating until January 31, 2025
- Ideal for future owner/user or investor

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ADDRESS

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SIZE (SF)

19,250 SF

ASKING PRICE

\$1,700,000

BUILDING DETAILS

Building Size	19,250 SF
Overhead Doors	Three (3), 12'X14'
Dock Doors	One (1), 10'X10'
Rail Dock Door	One (1), 10'X10'
Office Space	1,250 SF
Year Built	1977
Ceiling Height	16'-19'
HVAC	Forced Air
Electric	3 phase
Floor Drains	2

LOCATION DETAILS

Zoning	Industrial
Rail Access	Yes
Lot Size	2.67 AC
Market	Omaha
Submarket	Fremont
County	Dodge

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	606	10,530	12,106
Total Population	1,336	26,328	30,560
Average HH Income	\$60,931	\$79,002	\$80,883



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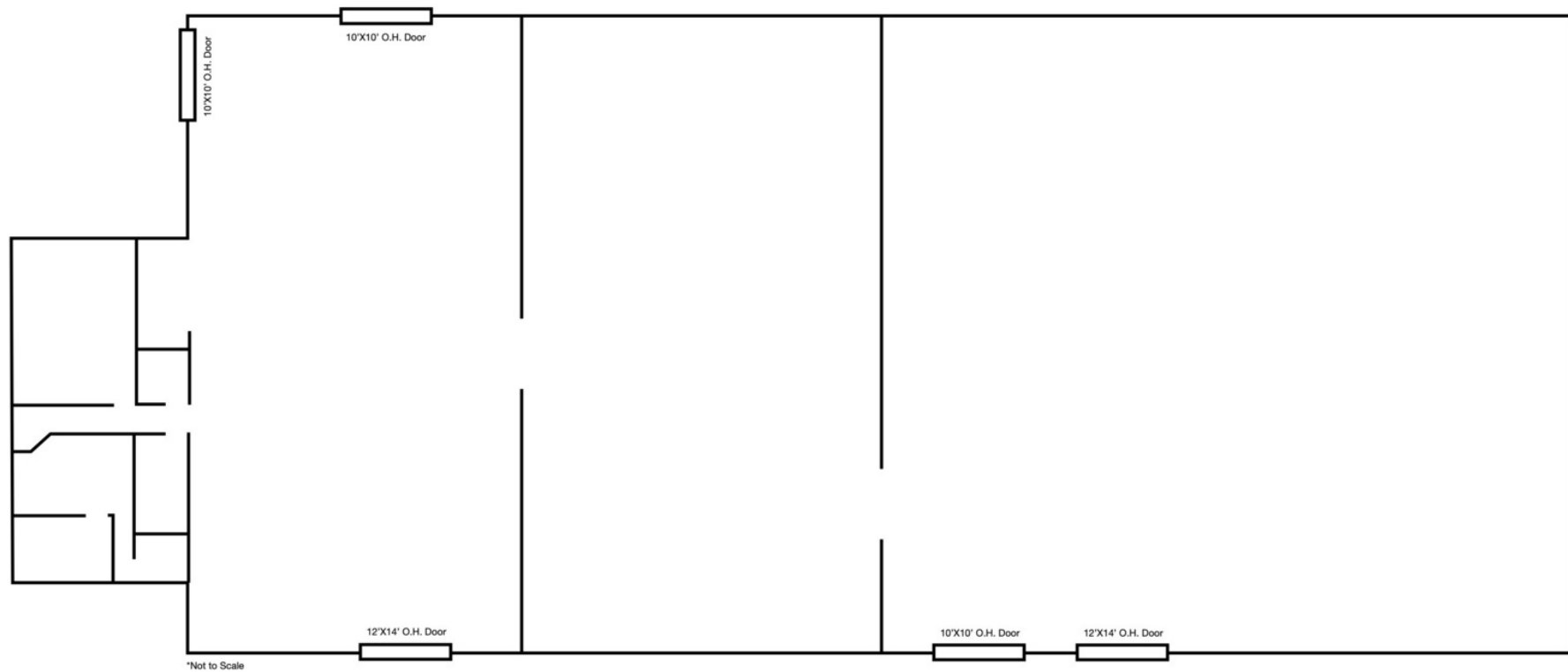
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