

## 327 E County Road T | Fremont, NE 68025

## **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

\$1,700,000

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# 327 E County Road T | Fremont, NE 68025



ADDRESS	SIZE (SF)	ASKING PRICE
327 E County Rd T   Fremont, NE 68025	19,250 SF	\$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**

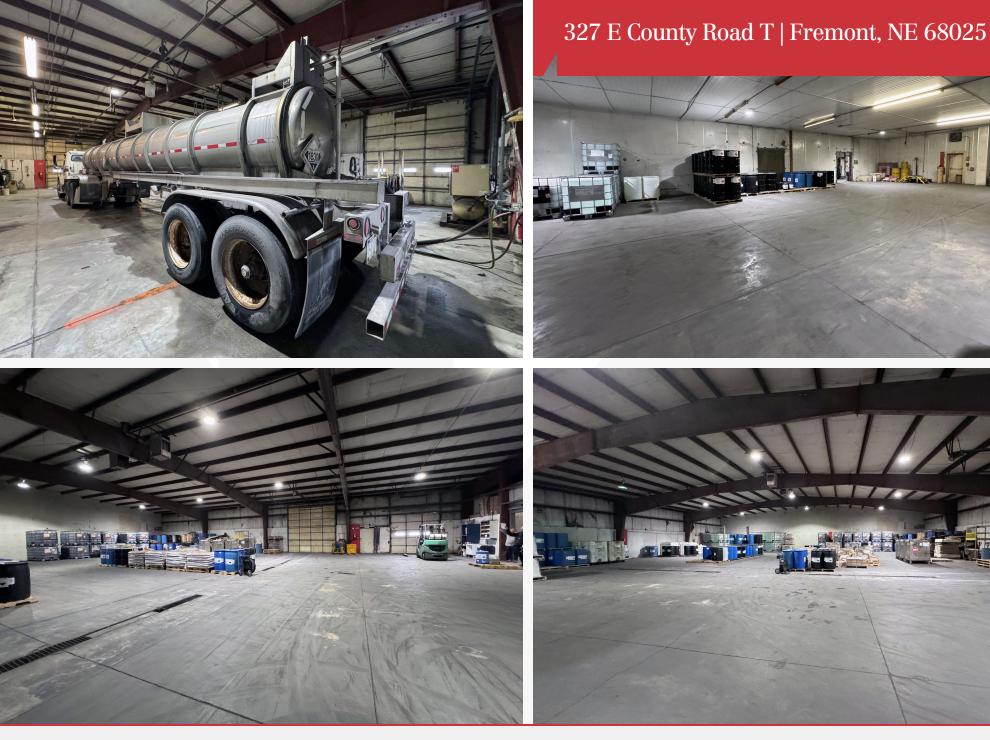
Zoning	Industrial
Rail Access	Yes
Lot Size	2.67 AC
Market	Omaha
Submarket	Fremont
County	Dodge

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

# NAINP Dodge

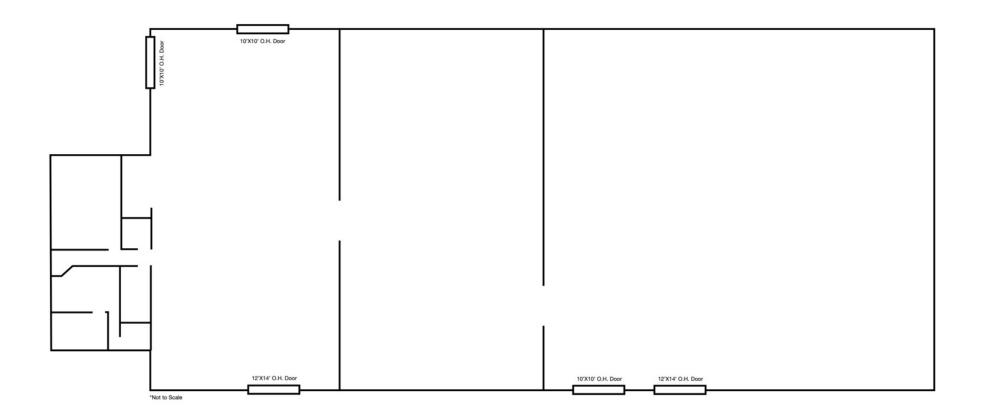
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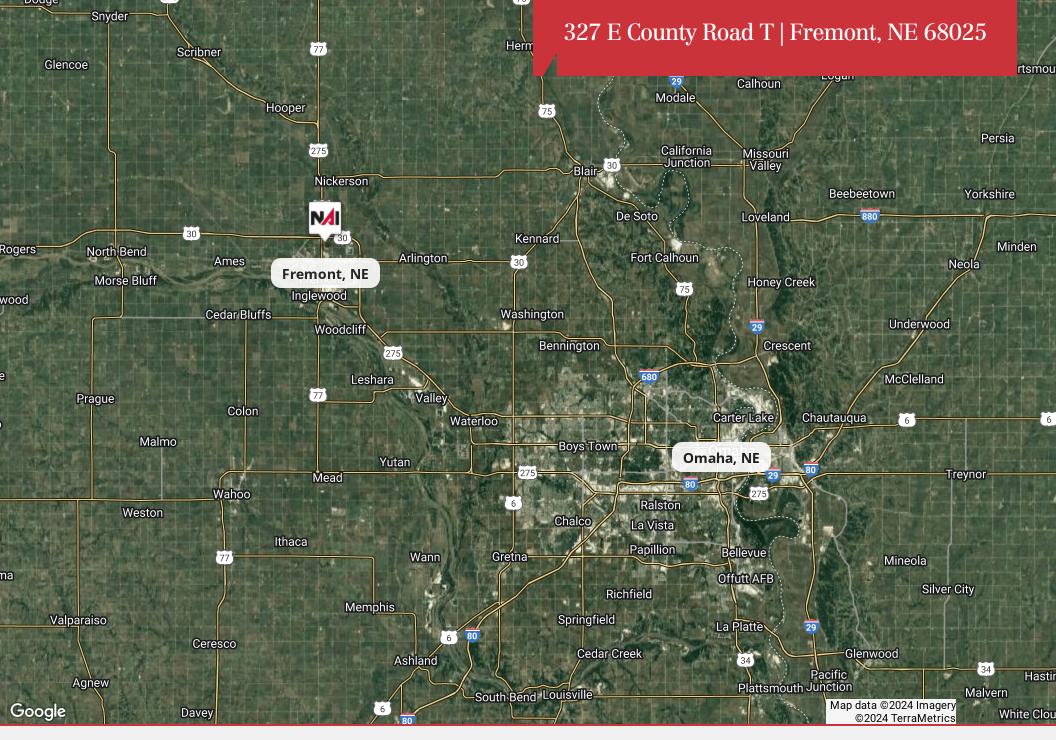
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