

NC INDUSTRIAL PARK

14218 S. 220TH STREET
GRETNA, NE 68028

14,901 SF INDUSTRIAL/FLEX BUILDING

LEASE RATE: \$11.50 NNN PSF

SALE PRICE: \$3,354,750



MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com



PROPERTY OVERVIEW

Single tenant industrial/flex building for sale and for lease. Great opportunity for an owner/user looking for outside storage options. Property is located off Highway 6 with easy access to I-80.



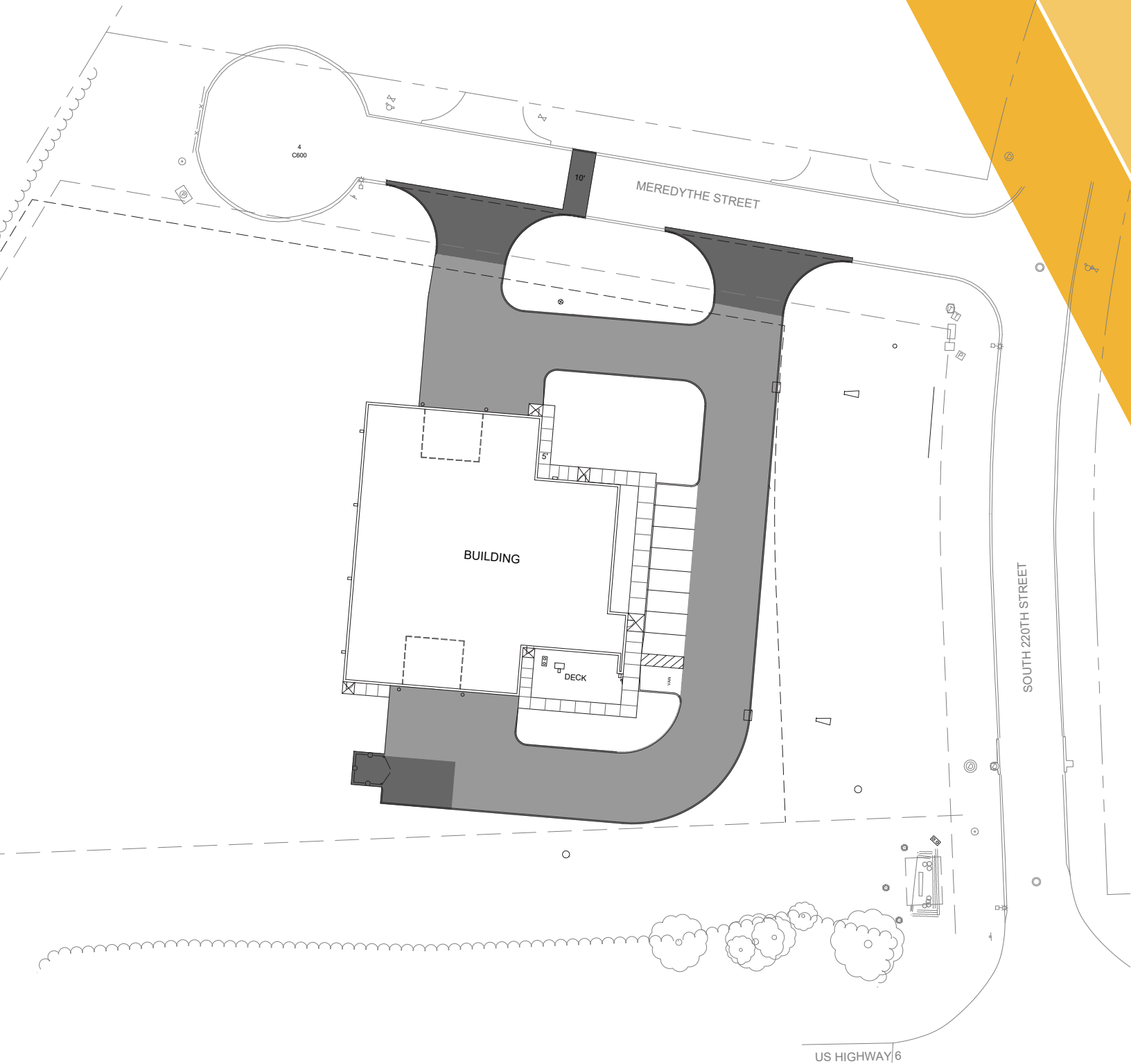
PROPERTY HIGHLIGHTS

Sale Price	\$3,354,750 (\$225/PSF)
Lease Rate	\$11.50/PSF NNN
NNN Expenses* <small>*Estimated Expenses</small>	\$4.00/PSF
Building Size	14,901 SF
First Floor	8,869 SF (Warehouse) 3,016 SF (Office)
Second Floor	3,016 SF (Office/Mezzanine)
Total Building Size	14,901 SF
Clearance Height	20' - 22'
Roof	EPDM
Power	3 Phase (400 Amp)
Acres	3.56 AC
Year Built	2024
Zoning	LI - Light Industrial

VIEW OUR
PROPERTY VIDEO



SITE PLAN



MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com



AERIAL



MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com



PHOTOS



FLOOR PLAN

First Floor

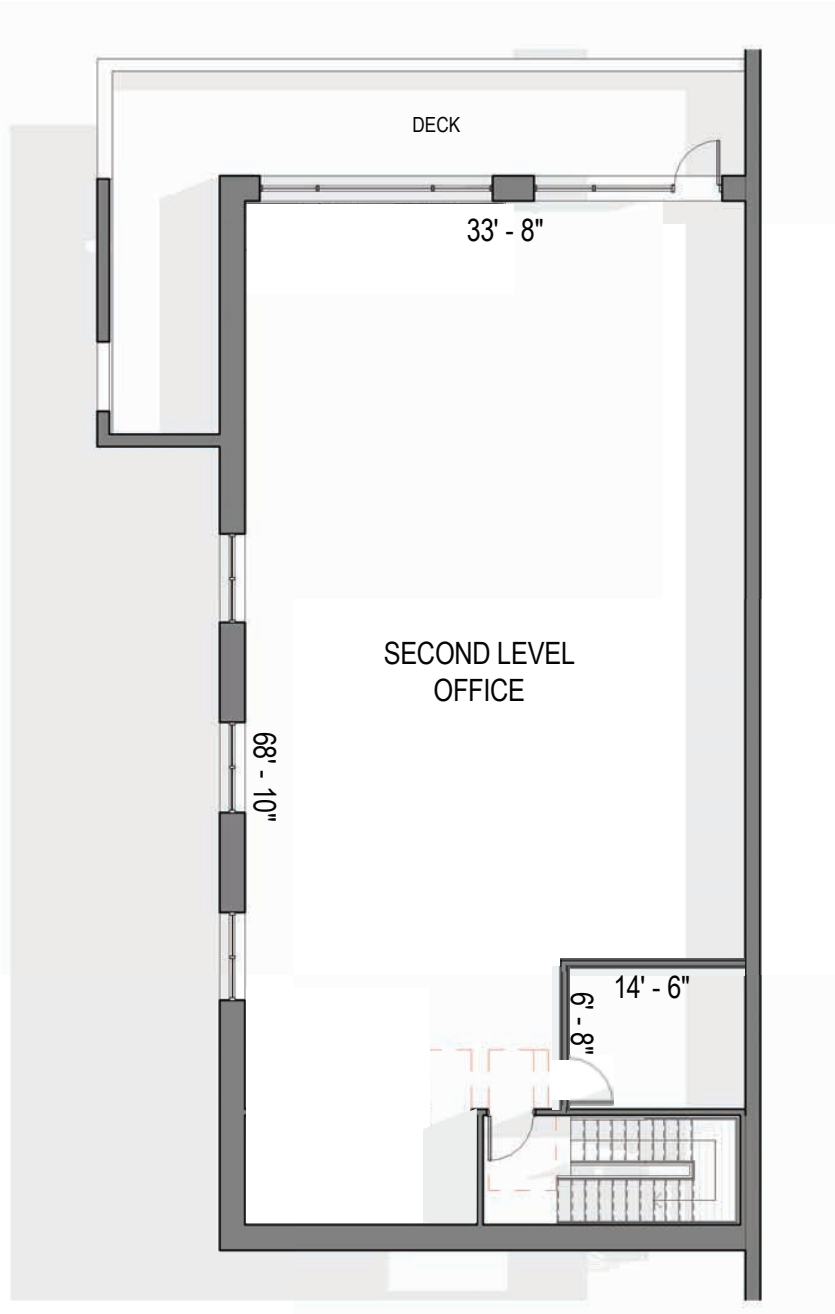


MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com



FLOOR PLAN

Second Floor



MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com





CUSHMAN &
WAKEFIELD

LUND
COMPANY

For more information, please contact:

MARTIN PATZNER, CCIM, SIOR, CPM, RPA
Vice President, Office Specialist
+1 402 548 4033
martin.patzner@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.