

SINGLE-TENANT INVESTMENT OPPORTUNITY



NC INDUSTRIAL PARK

14218 S. 220TH STREET
GRETNA, NE 68028

14,901 SF Industrial/Flex Building
Sale Price: \$3,354,750



PROPERTY HIGHLIGHTS

Newly constructed single tenant industrial/ flex building for sale located off Highway 6 with easy access to I-80. Seven year lease with regional roofing company in place.

Sale Price:	\$3,354,750 (\$225/PSF)
Building Size:	14,901 SF
First Floor:	8,869 SF (Warehouse) 3,016 SF (Office)
Second Floor:	3,016 SF (Office)
Clearance Height:	20' - 22'
Year Built:	2024
Roof:	EPDM
Power:	3 Phase (400 Amp)
Acres:	3.56 AC
Zoning:	LI - Light Industrial

PRELIMINARY MEZZANINE PLAN
1/8" = 1'-0"

SECOND LEVEL OFFICE

DECK

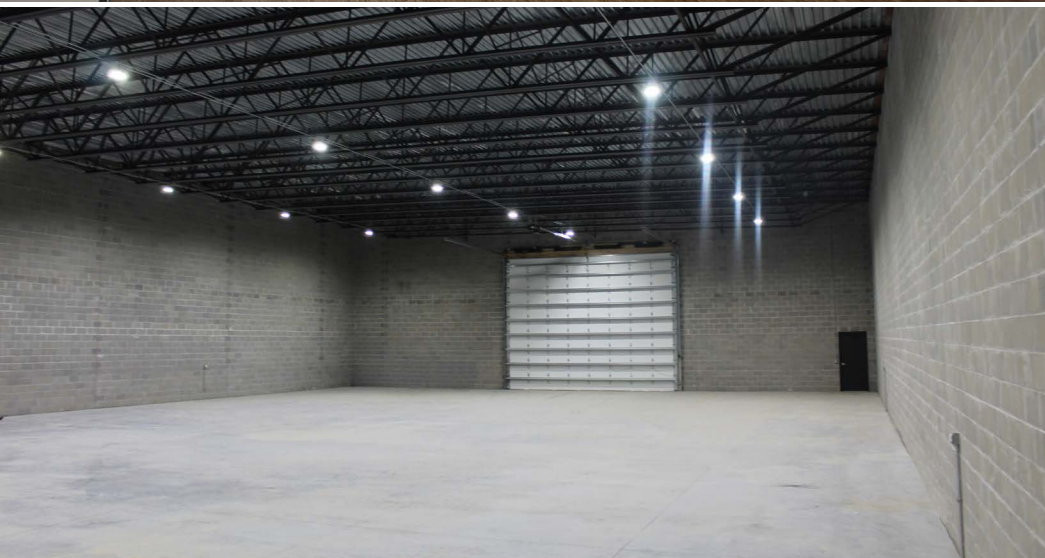
WAREHOUSE

Drive-In Door
24'-0" x 18'-0"

UP

AERIAL MAP





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