

FOR LEASE



1123 HILLS RD

Fremont, NE 68025

CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com



CAMPBELL
DANA | COMMERCIAL
REAL ESTATE

1123 HILLS RD | INDUSTRIAL PROPERTY FOR LEASE

FREMONT, NE 68025



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PROPERTY DESCRIPTION

Over 50,000 SF of clean warehouse space available in Fremont, Nebraska, equipped with multiple dock and drive-in doors to suit a variety of users' needs. Additional land available for outdoor storage. Contact Agent for details.

Agent has equity.

LOCATION DESCRIPTION

Located on the Southeast edge of Fremont with prompt access to Highway 77 and Old Nebraska 275

OFFERING SUMMARY

Lease Rate:	\$7.00 PSF
Lease Type:	NNN
Total Available SF:	52,500 SF
Lot Size:	3.24 Acres
Building Size:	52,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,178	10,208	11,851
Total Population	2,889	25,825	30,002
Average HH Income	\$91,938	\$88,499	\$88,942

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LOCATION INFORMATION

Street Address	1123 Hills Rd
City, State, Zip	Fremont, NE 68025
County	Dodge

PROPERTY INFORMATION

County	Dodge
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	3.24 Acres
APN #	270110418

BUILDING INFORMATION

Building Size	52,500 SF
Min Divisible	11,512 SF
Max Contiguous	52,500
Number of Floors	1
Year Built	1996
Drive-In Doors	2
Dock-High Doors	4
Loading Docks	2
Clear Height	23'
Power	3 Phase
HVAC	Heated



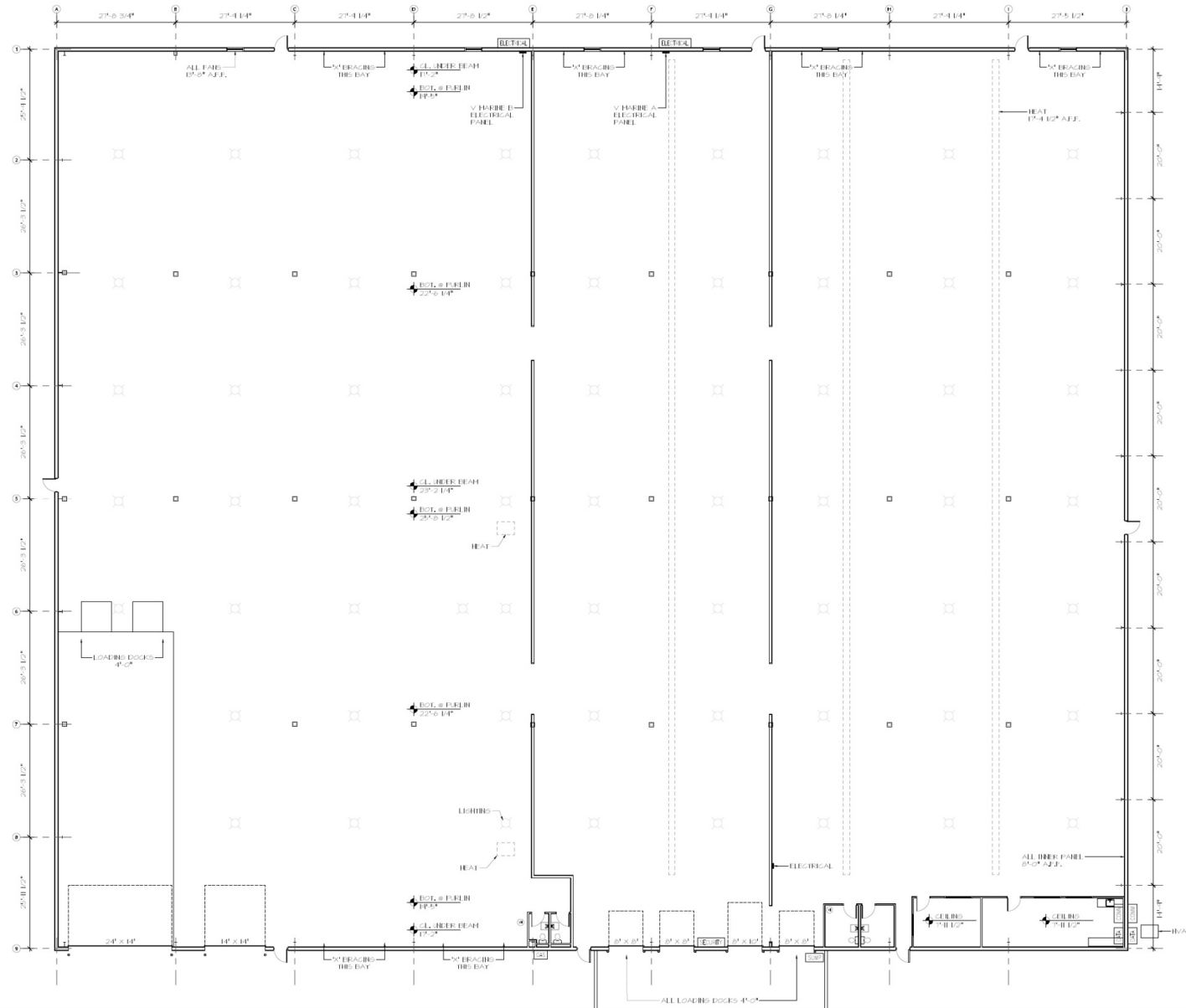
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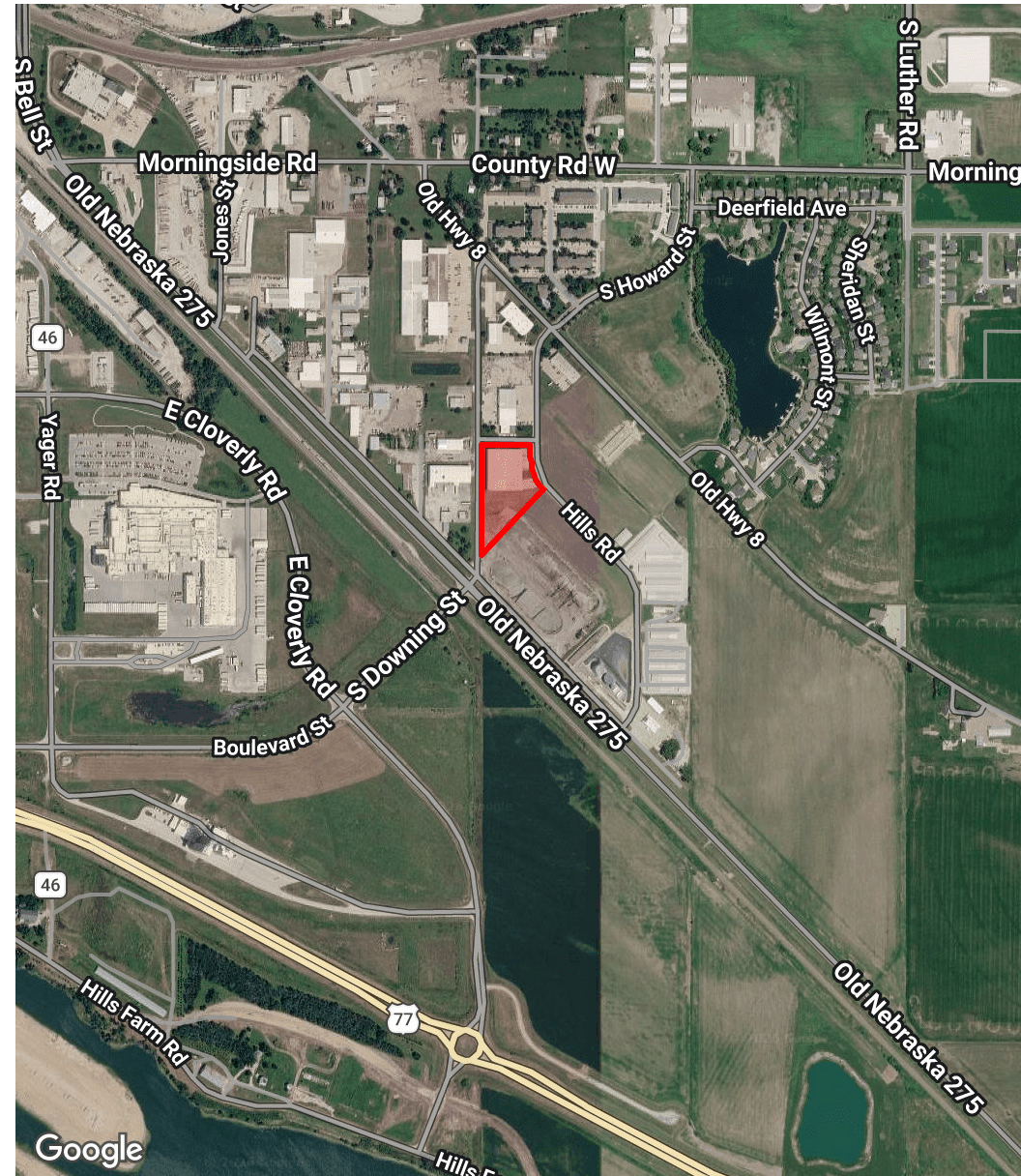
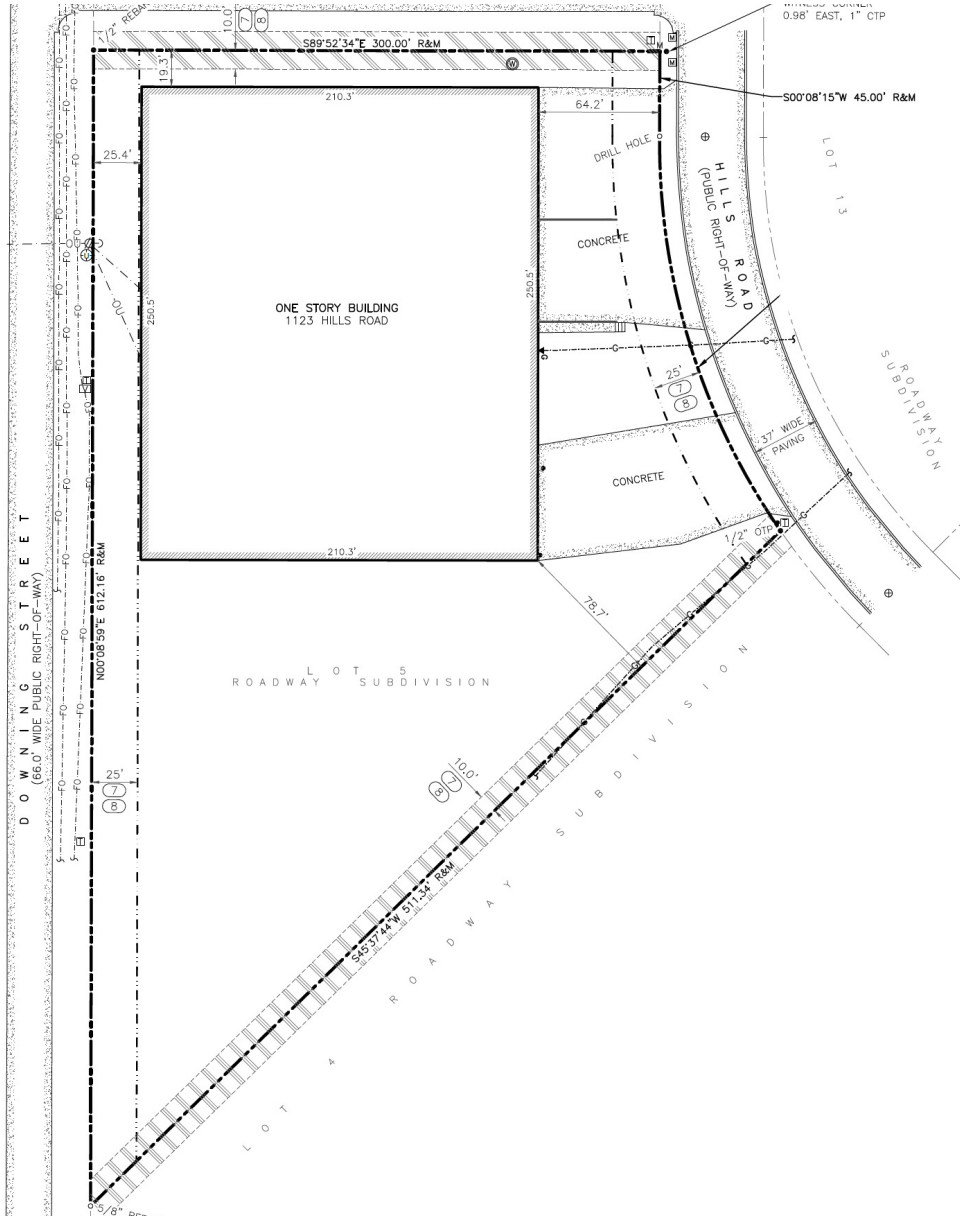
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DISCLOSURE

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