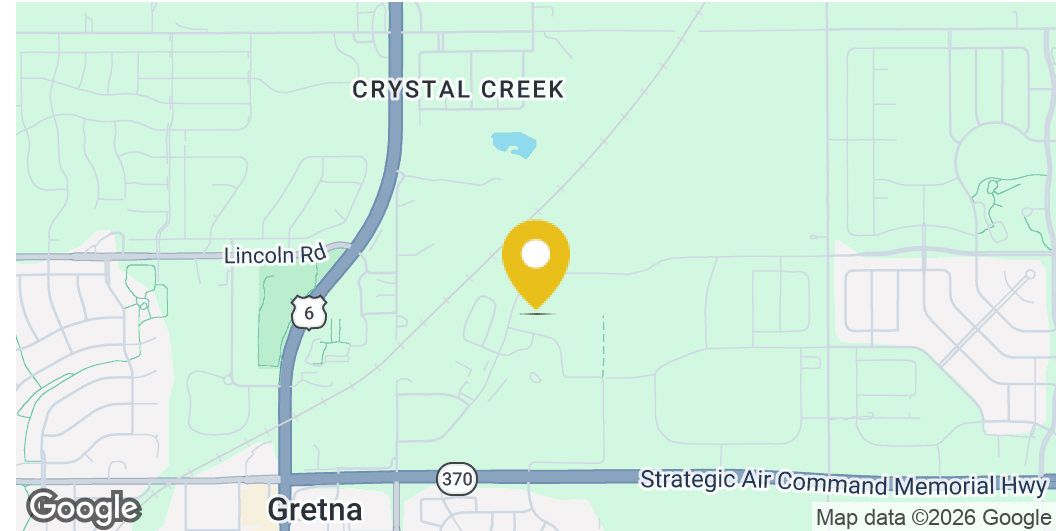




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OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
NNN Expenses:	\$4.50 PSF
Available SF:	3,680 - 14,930 SF
Building Size:	18,000 SF
Lot Size:	1.25 Acres
Year Built:	2024
Zoning:	I-1

PROPERTY OVERVIEW

20070 Hampton Drive presents an opportunity to establish your business in the heart of Gretna, Nebraska, the fastest growing city in the State of Nebraska. This brand-new 2024-construction flex/industrial building offers 14,930 square feet of modern industrial space. Strategically positioned near the intersection of 204th Street and Hwy 370, the property provides easy access to both I-80 and Highway 6, two of Omaha's most critical corridors.

PROPERTY HIGHLIGHTS

- Located in Gretna, the fastest-growing city in Nebraska, with over 118% population growth since 2010.
- Located between Omaha and Lincoln making this an ideal destination for businesses looking to scale in one of the Midwest's strongest markets.
- Flexible sizing options from 3,650 SF up to 14,930 SF of contiguous space.
- 24-foot ceiling heights and well-positioned columns make this ideal for a wide variety of users.

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LOCATION INFORMATION

Street Address	20070 Hampton Drive
City, State, Zip	Gretna, NE 68028
County	Sarpy
Location Description:	Located in the fastest-growing city in Nebraska, near major corridors
Market	Omaha-Council Bluffs

BUILDING INFORMATION

Building Size	18,000 SF
Available SF	14,930 SF
Tenancy	Multiple
Ceiling Height	24 ft
Number of Drive-In Bays	(5) 14'x14'
Construction	Metal
Floor Drains	Yes
Office Space	Contact Broker for Details
Year Built	2024
Condition	Excellent

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1
Lot Size	1.25 Acres

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Spaces	51
Parking Ratio	3.05/1,000
Concrete	6"

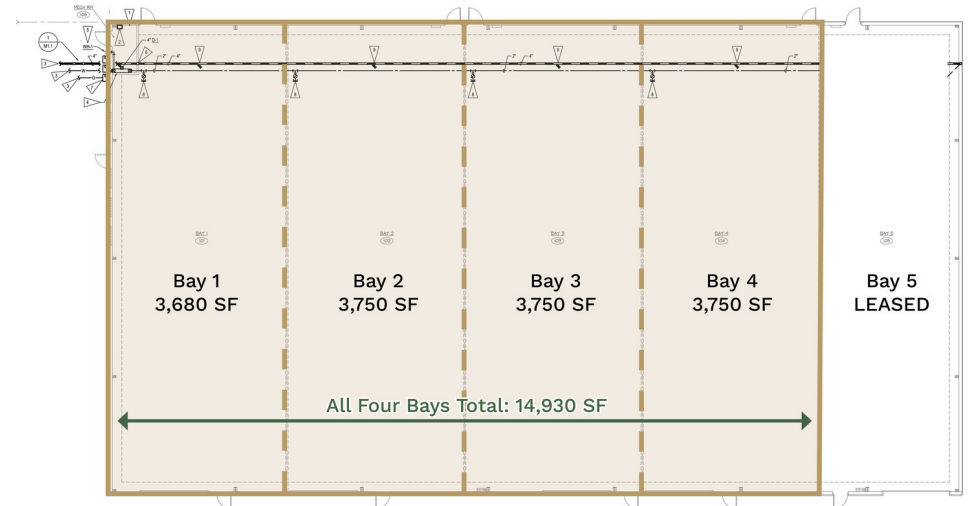
UTILITIES & AMENITIES

Heat	Radiant
Power	208V/120,30,4W
Electric Service	OPPD
Gas Service	MUD

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SUITE	SPACE SIZE	LEASE RATE	NNN EXPENSES	ESTIMATED MONTHLY RENT
Bay 1	3,680 SF	\$11.50 SF/yr	\$4.50 PSF	\$4,906.67 Per Month
Bay 2	3,750 SF	\$11.50 SF/yr	\$4.50 PSF	\$5,000.00 Per Month
Bay 3	3,750 SF	\$11.50 SF/yr	\$4.50 PSF	\$5,000.00 Per Month
Bay 4	3,750 SF	\$11.50 SF/yr	\$4.50 PSF	\$5,000.00 Per Month
Bay 1-4	14,930 SF	\$11.50 SF/yr	\$4.50 PSF	\$19,906.67 Per Month

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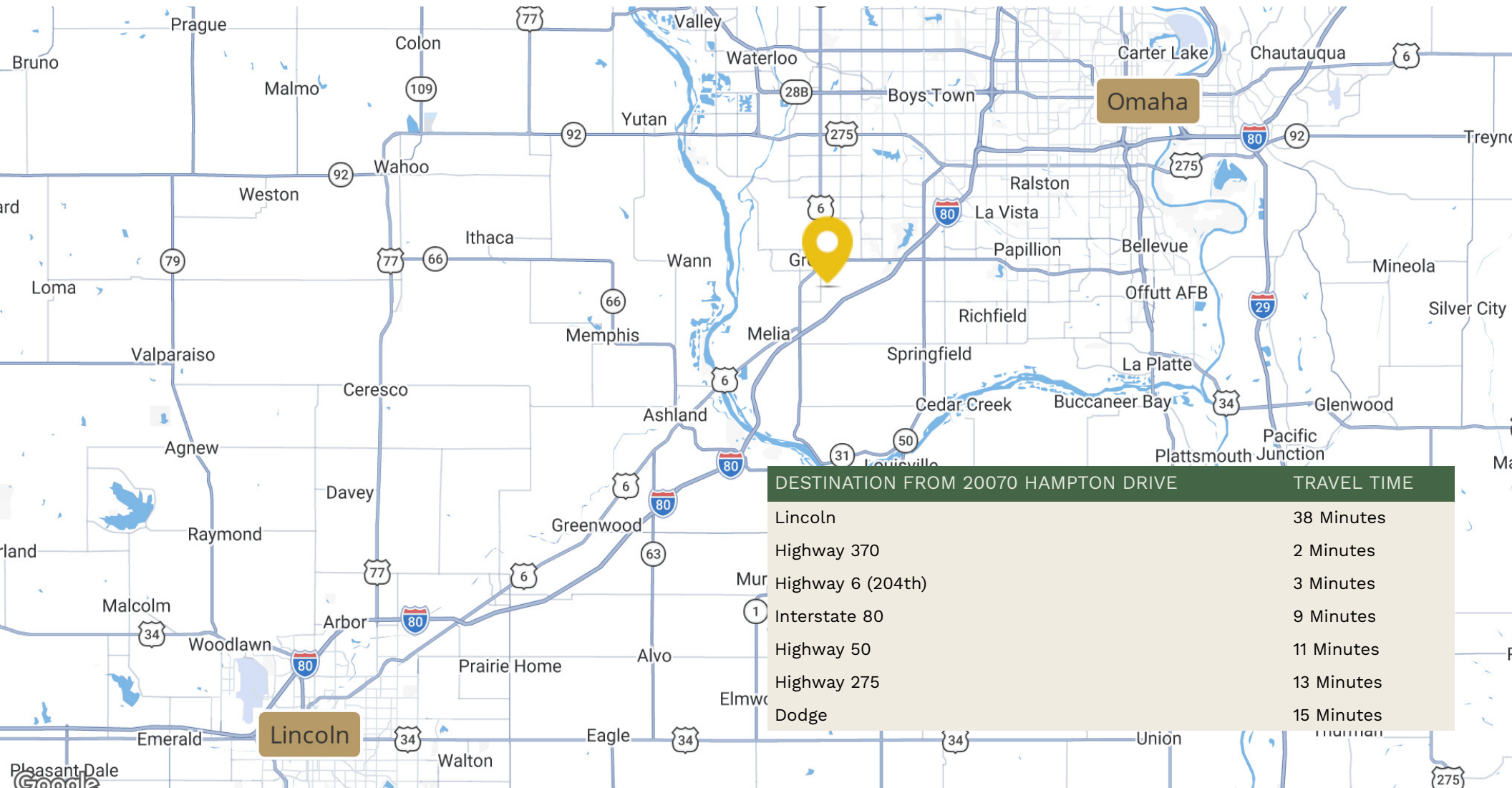
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