

New 2026 Pricing

# Warehouse and Outdoor Storage For Sale

One Mile West of Fremont Inland Port Authority

**FOR SALE**

25,225 SF



**By Appointment Only**

**Dean Hokanson III**  
Vice President  
+1 402 697 5844  
dean.hokansonjr@cbre.com

**Nick Weideman**  
Vice President  
+1 402 697 5851  
nick.weideman@cbre.com

3008 MORNINGSIDES ROAD | FREMONT, NEBRASKA

**CBRE**

# Property Information

SALE PRICE	\$4,490,000
AVAILABLE SPACE	25,225 SF
BUILDING ONE	13,225 SF
BUILDING TWO	12,000 SF
LOT SIZE	6.93 AC / 301,871 SF
OUTDOOR STORAGE	±5 ACRES
YEAR BUILT	2019 / 2020

Located in Fremont, Nebraska with a steadily expanding workforce built around strong community support, this property is ideal for both emerging & established businesses. Just one mile east of the 1,600-acre Fremont Inland Port Authority site — Union Pacific's designated focus site — this strategic asset connects businesses to a 23-state rail network for unparalleled access to national markets and supply chains.

- Large drive-in doors
- 280 amp power
- ±5 acres of outdoor storage
- Whole premises is fully-fenced
- Building one includes 3,500 SF of office / showroom
- Building two is a dedicated warehouse

3008 MORNINGSIDE ROAD | FREMONT, NEBRASKA

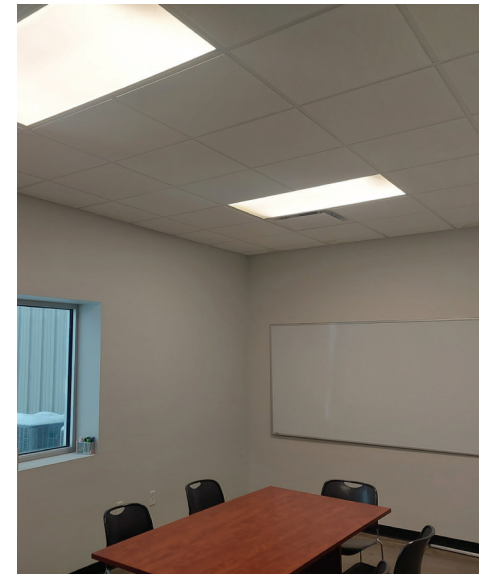


# Property Overview

## BUILDING SPECIFICATIONS

Year built	2019 / 2020
Lot size	6.93 AC / 301,871 SF
Buildings	Two
Square footage	Total 25,225 Building 1 - 13,225 Building 2 - 12,000
Office/showroom	3,500 SF (Building 1)
Drive-in doors	7 - powered
Heat / cool	Office
Power	280 Amps
Material	Metal (rigid steel frame)
Zoning	LI - Light Industrial





3008 MORNINGSIDE ROAD | FREMONT, NEBRASKA

# Floor Plan

## Building One

Office / Showroom area and warehouse space.

6" reinforced polished concrete slab

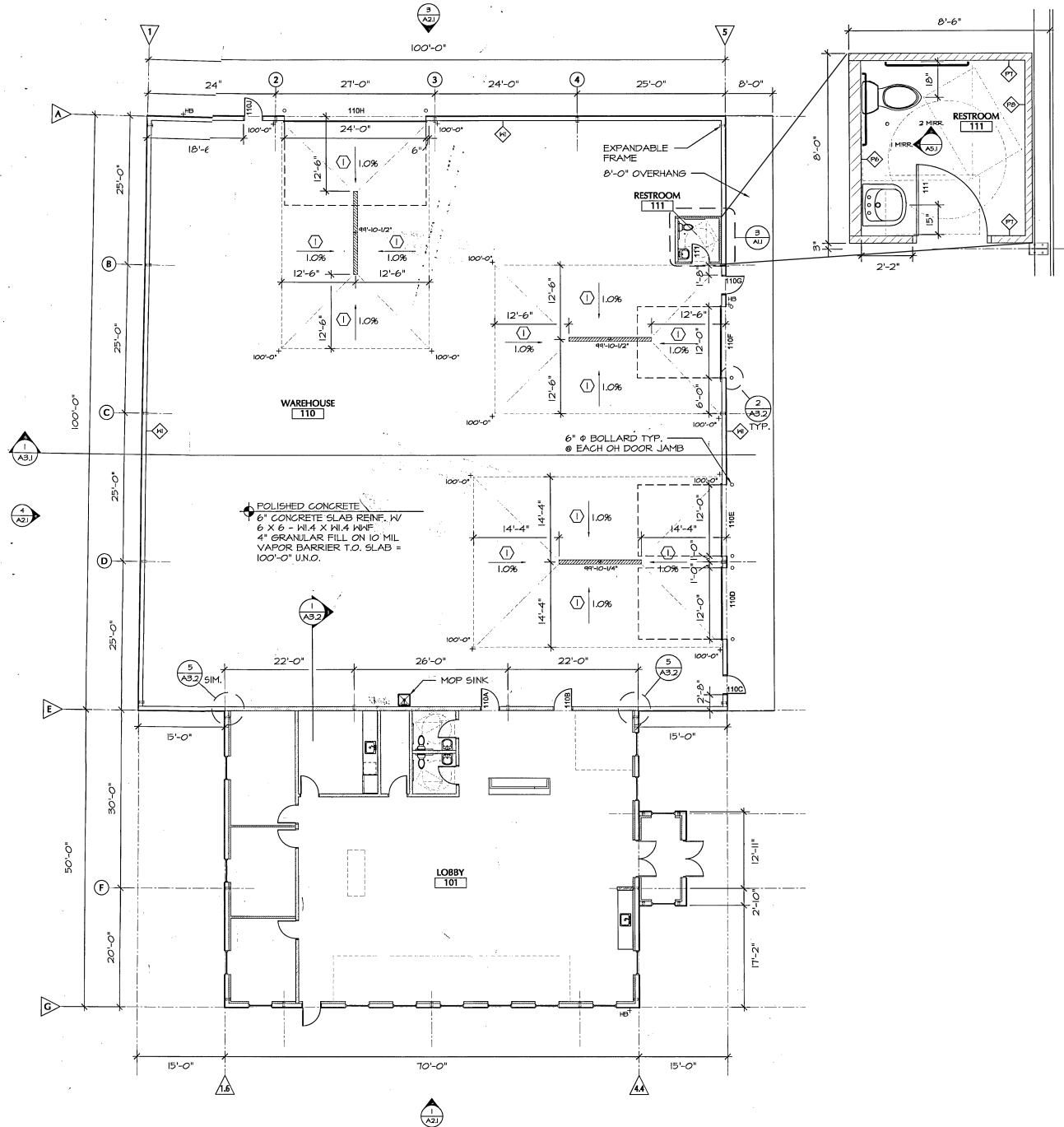
Mop sink in warehouse area

3 - 12' x 14' drive-in doors (powered)

1 - 24' x 14' drive-in door (powered)

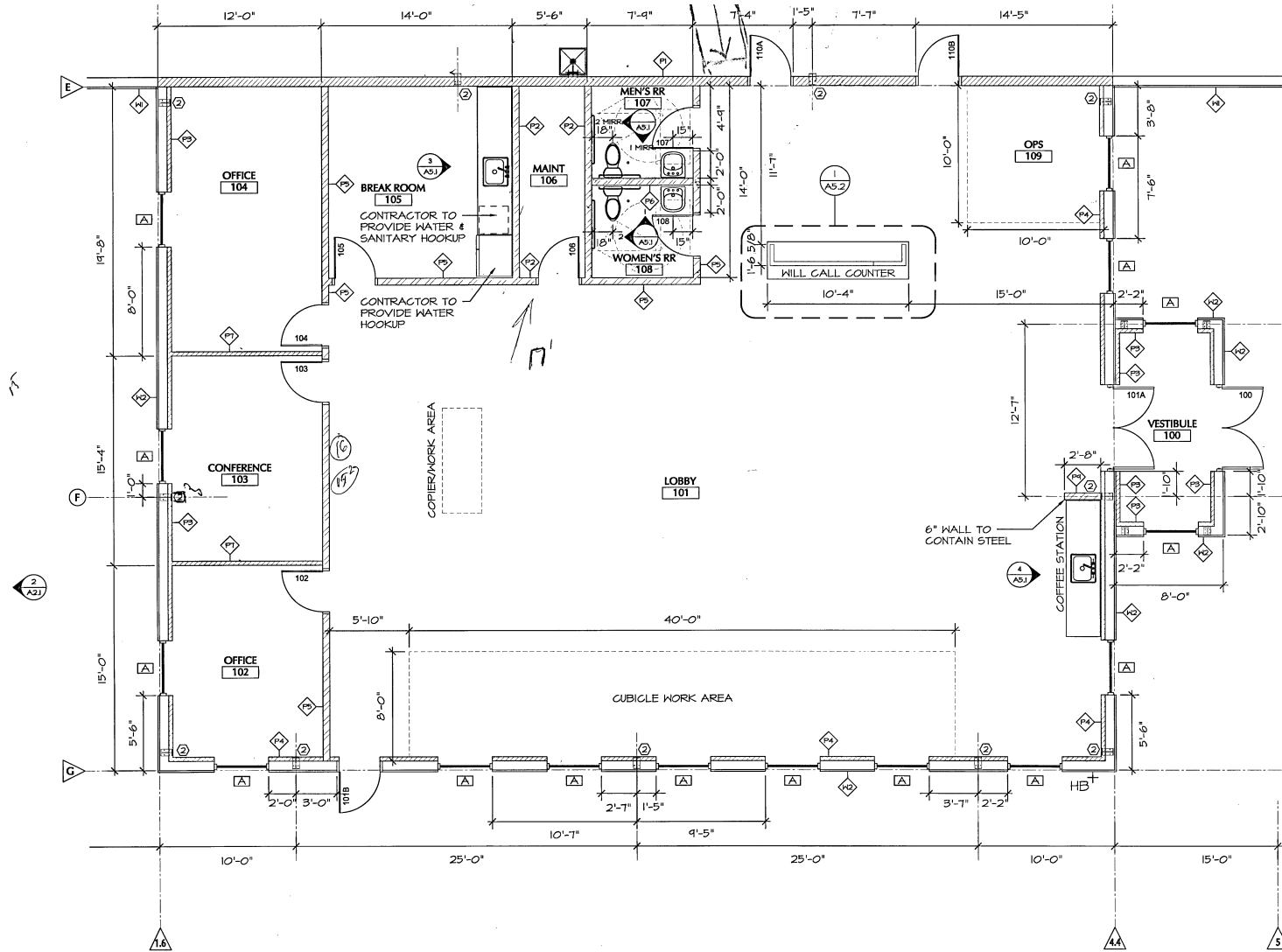
2 - Sets of restrooms; one set in the office space and one in the warehouse

Radiant heat / gas forced air in the warehouse



# Floor Plan

## BUILDING ONE - OFFICE SPACE



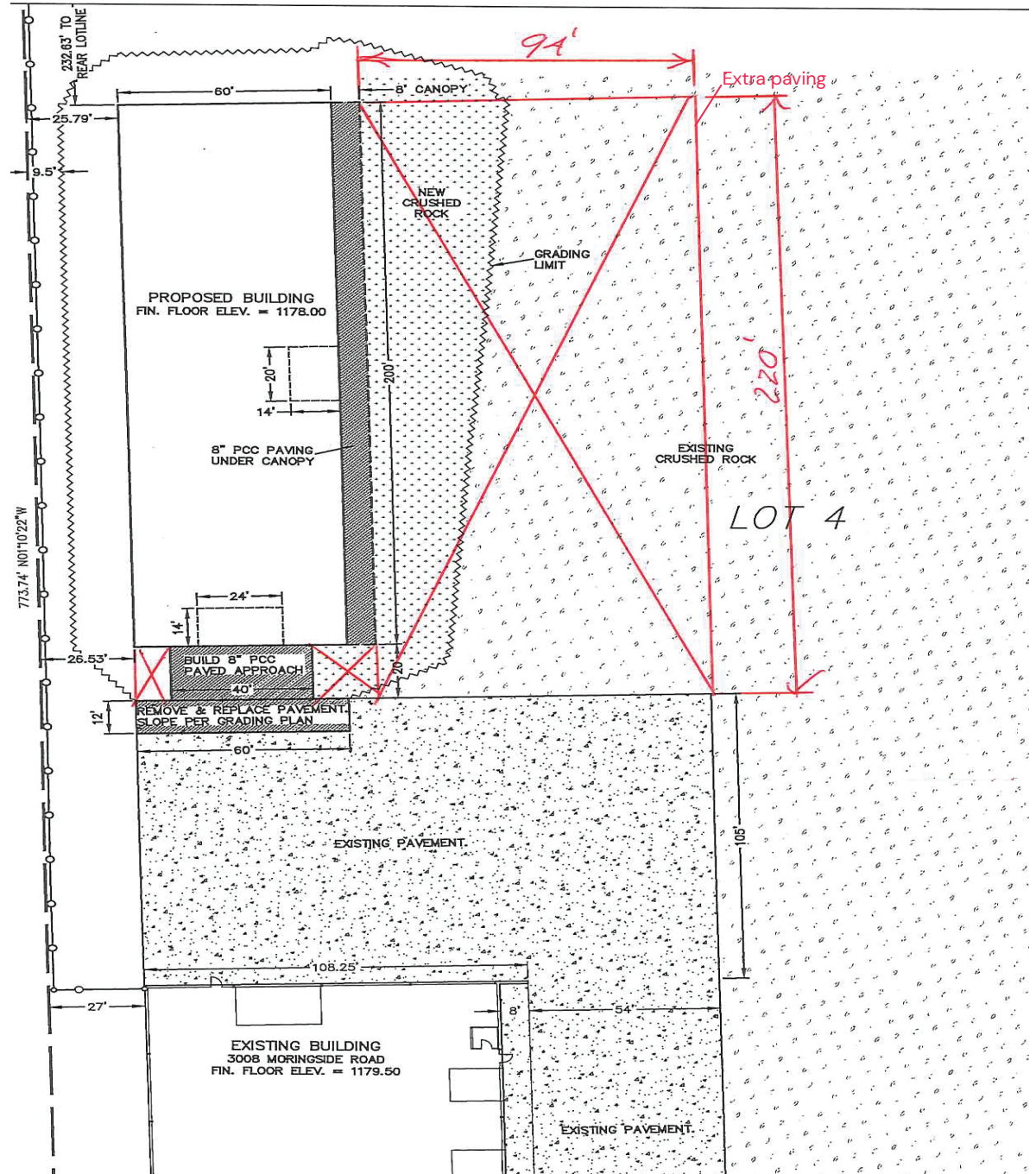
# Site Plan

## Building Two

12,000 SF metal building  
(60' x 200') built in 2020

Two large drive-in doors  
1 - 14' x 24'  
1 - 14' x 20'





An extra 20,680 SF (220' x 94') of  
additional concrete pad (2020)





3008  
Morningside Rd

# Aerial

-  Paved
-  Graded & Graveled
-  Building 1 - Office & Showroom
-  Building 2 - Warehouse



Hasemann Engine Service

CrossFit Kohana

Legacy Post & Beam

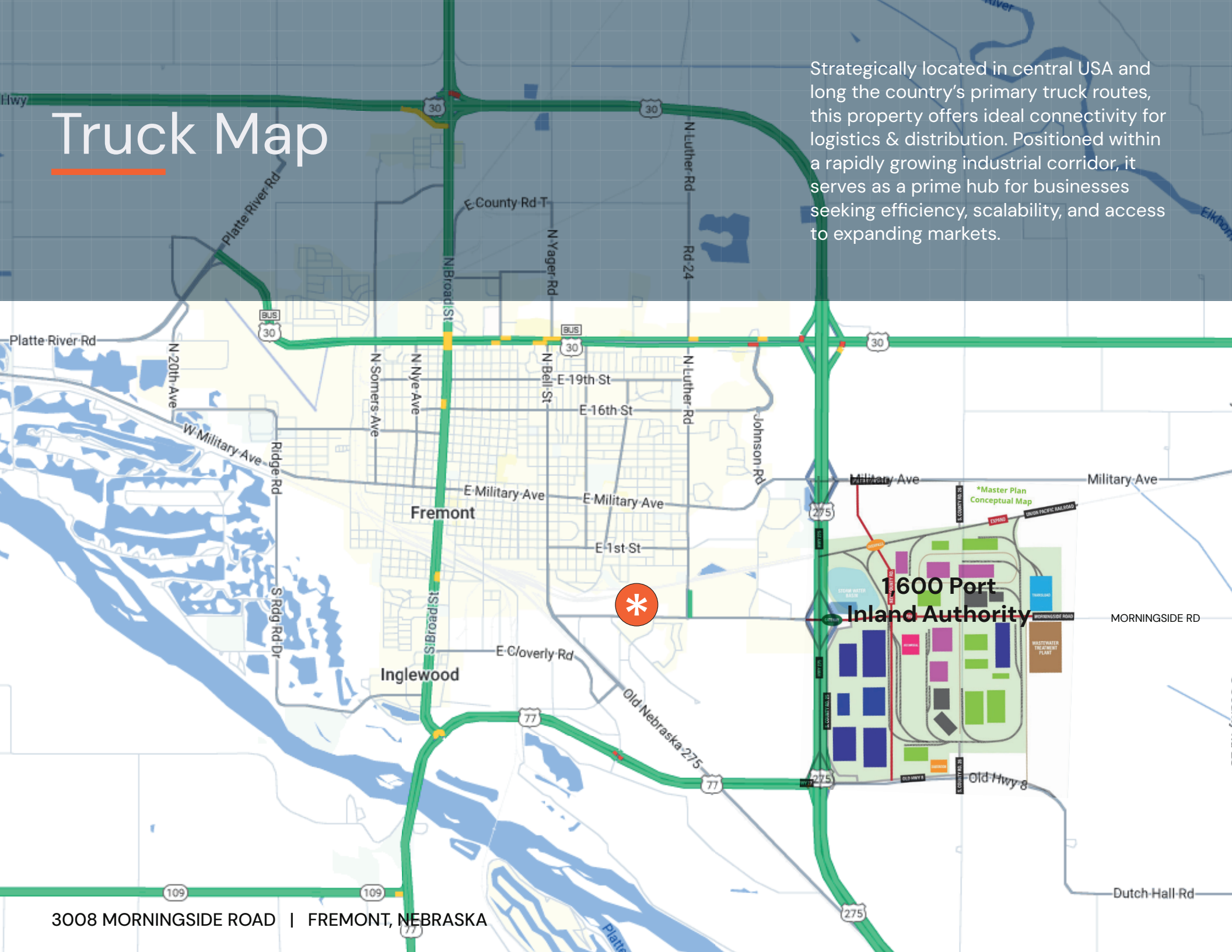
Hoegemeyer Hybrids

LAUREN LN

MORNINGSIDE RD

# Truck Map

Strategically located in central USA and along the country's primary truck routes, this property offers ideal connectivity for logistics & distribution. Positioned within a rapidly growing industrial corridor, it serves as a prime hub for businesses seeking efficiency, scalability, and access to expanding markets.



3008 MORNINGSIDE ROAD | FREMONT, NEBRASKA

# Warehouse and Outdoor Storage For Sale

One Mile West of Fremont Inland Port Authority

FOR SALE | 25,225 SF

**By Appointment Only**

Dean Hokanson III  
Vice President  
+1 402 697 5844  
dean.hokansonjr@cbre.com

Nick Weideman  
Vice President  
+1 402 697 5851  
nick.weideman@cbre.com

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.042226M