

Flex/ Industrial Space

Patriot Steel Building Suite 2

FOR LEASE

Flex/ Industrial Space
14217 S 220th St, Suite 2
Gretna, NE 68028

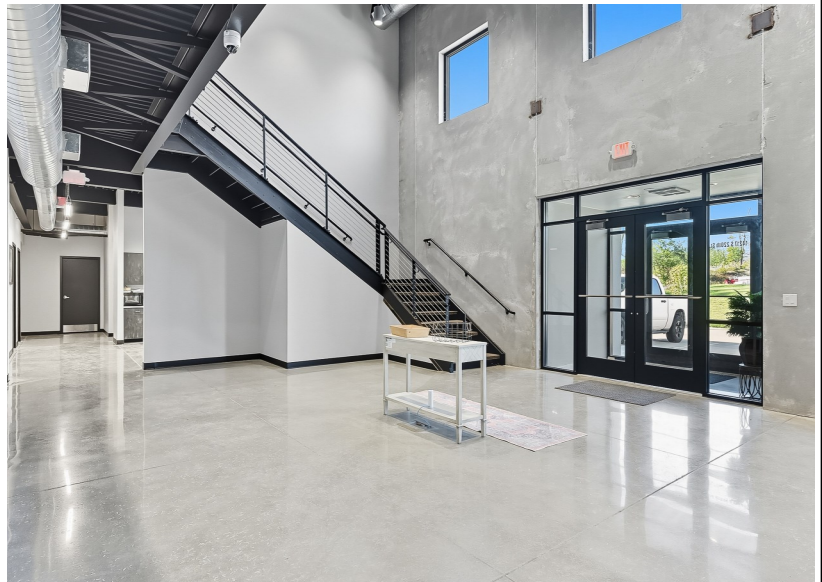
Property Highlights

- \$ 11.75/SF/YR NNN
- 3,750 SF Shared Suite 2
- Outstanding HW6 Frontage
- 25 Ft Ceiling Height
- Fenced Outdoor Storage

Property Description

Rare opportunity to share headquarters space with Patriot Steel NOW available at HW6 entry lot 20 NC Industrial Park North, 14217 S 220th St, Gretna, NE 68028

Suite 2 offers 3750 SF of space that consists of 2500 SF designated shop, 1250 SF office, fenced outdoor storage area, along with the shared common area kitchenette and other great amenities!



Offering Summary

Available SF:	3,750 SF
Lease Rate	\$11.75/SF/YR NNN
Year Built	2022
Lot Size	2.05 AC
Zoning	04-Industrial
Traffic Count	13,866



Listed By:
Brian Wragge
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PROPERTY DETAILS

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Property Details

Property Type	04-Industrial
Zoning	04-Industrial
Lot Size	2.05 AC
Traffic Count	13,866
Cross Streets	204th & HW 6

Location Information

Building Name	Patriot Steel Building Suite 2
Street Address	14217 S 220th St, Ste 2
City, State, Zip	Gretna, NE 68028
County/Township	Sarpy County

Parking & Transportation

Parking Type	Surface
Parking Spaces	15+

Building Information

Building Available Size	3,750 SF
Building Class	B
Number of Floors	2
Year Built	2022

Utilities

Central HVAC	Forced Air Offices Heated Shop
Restroom	5

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	183	5,779	16,173
Households	62	1,906	5,523
HH Income	\$143,468	\$143,658	\$147,500

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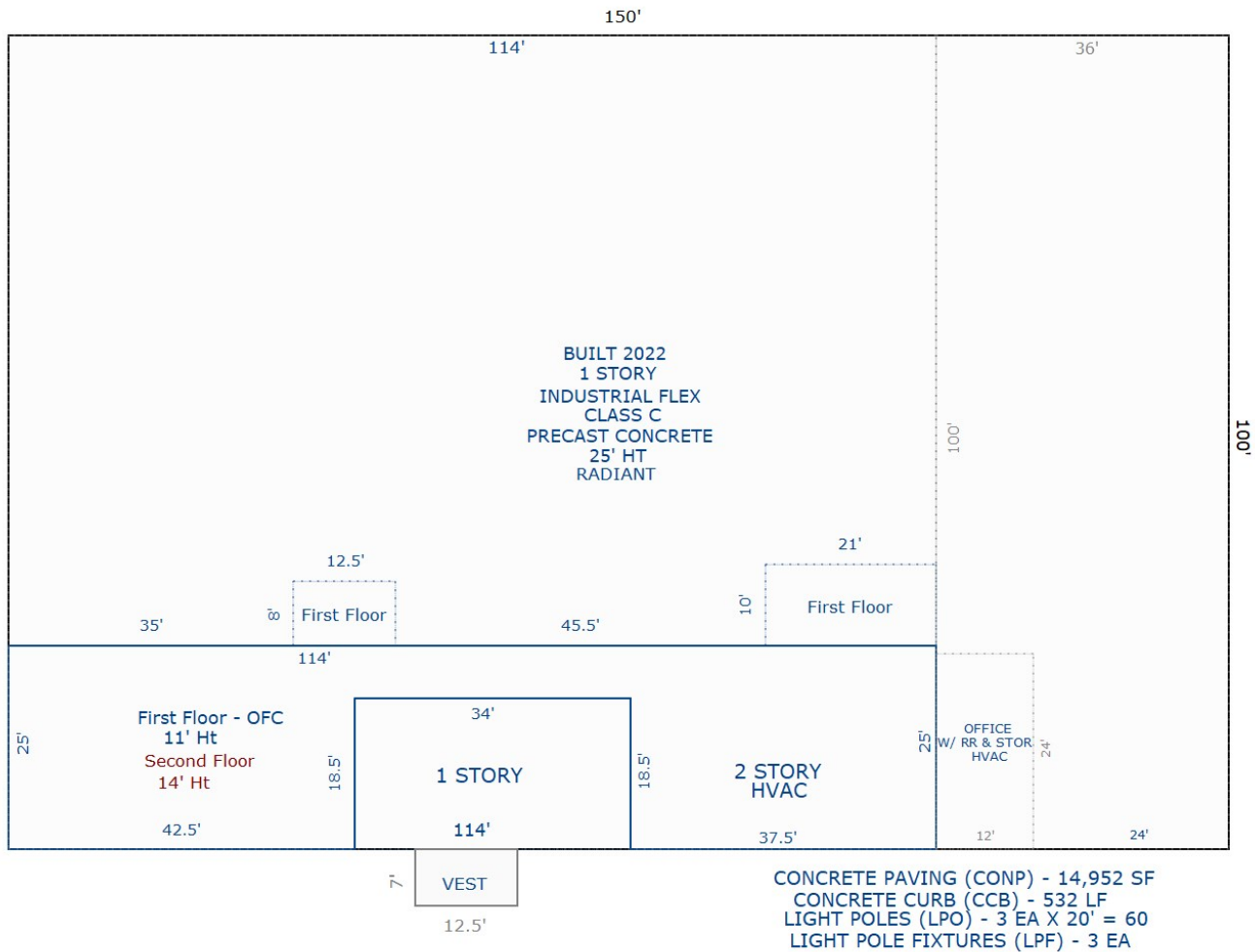
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BUILDING LAYOUT

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Sketch by Apex Sketch

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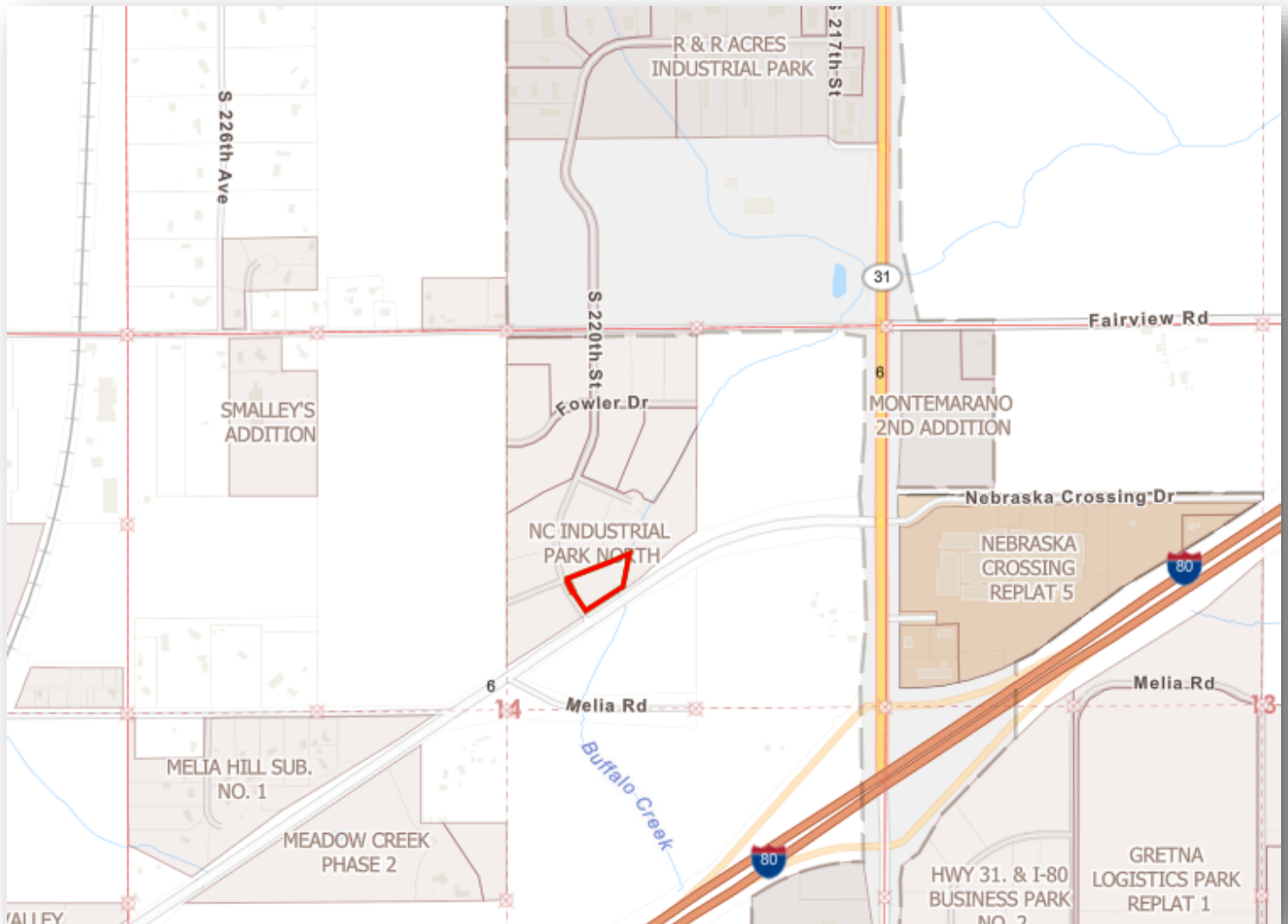
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PLOT AERIAL

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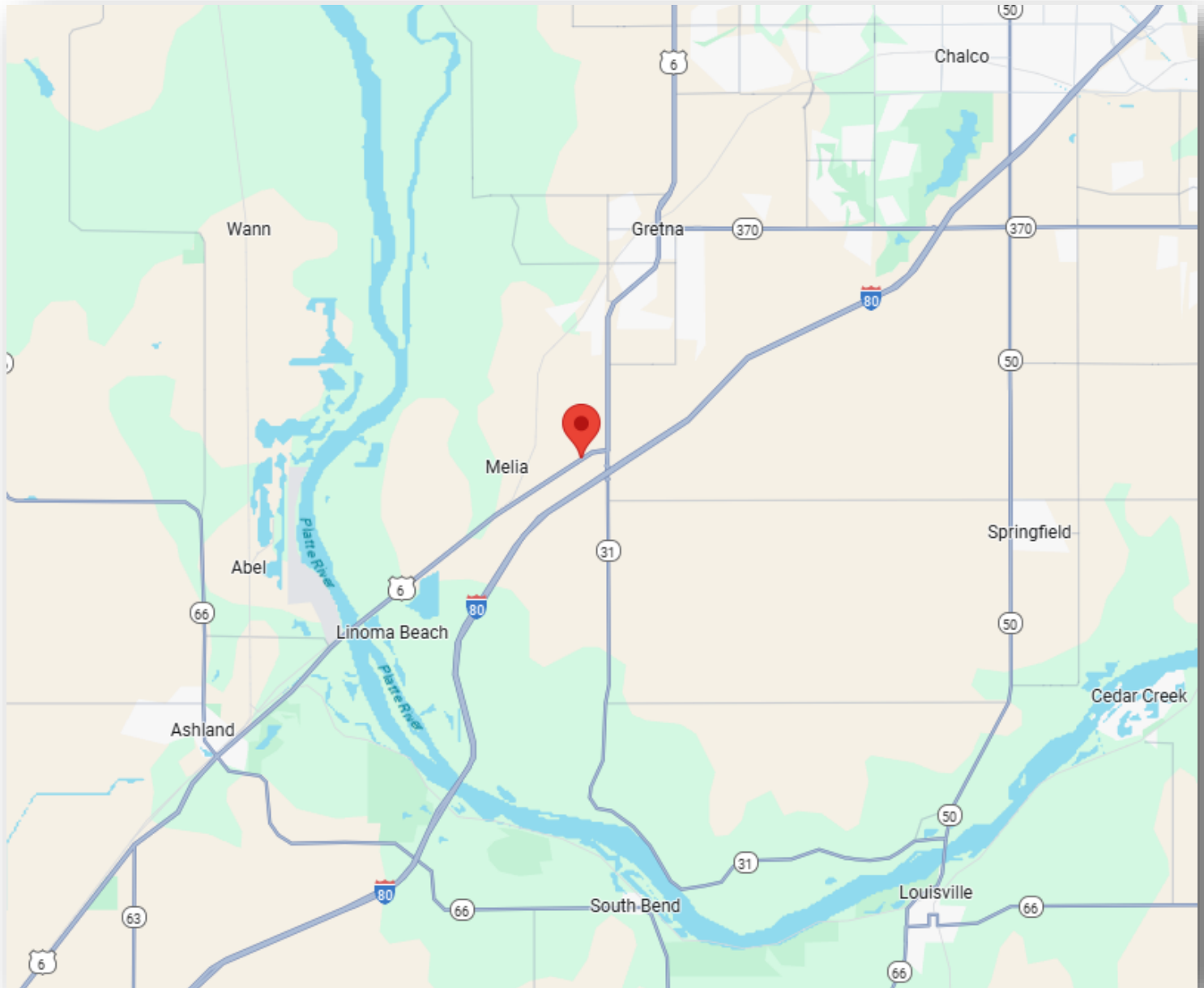
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MAP AERIAL

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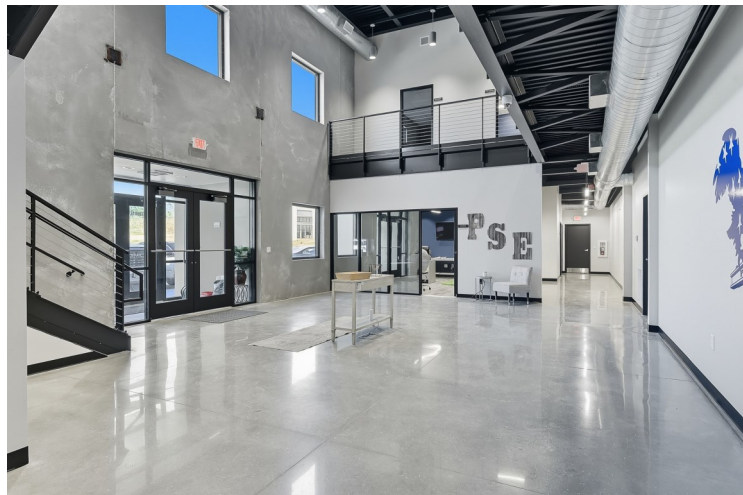
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PHOTOS

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