

Warehouse and Outdoor Storage For Sale

One Mile West of Fremont Inland Port Authority

FOR SALE

25,225 SF



By Appointment Only

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CBRE

Property Information

SALE PRICE	\$4,790,000
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

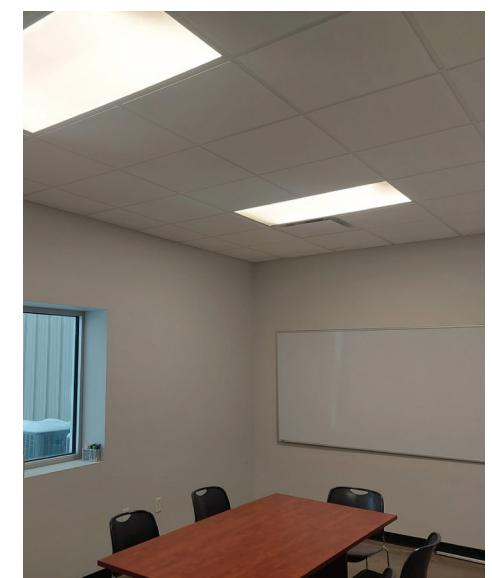
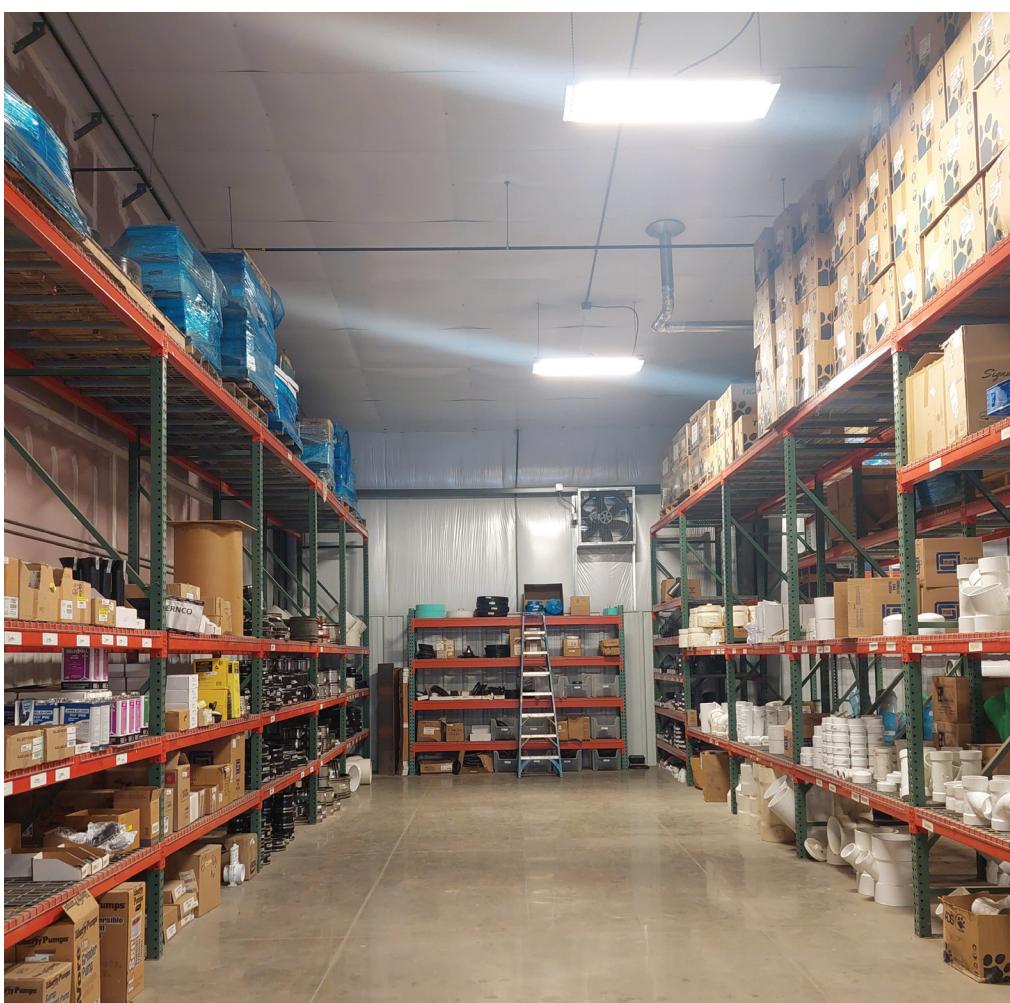


Property Overview

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

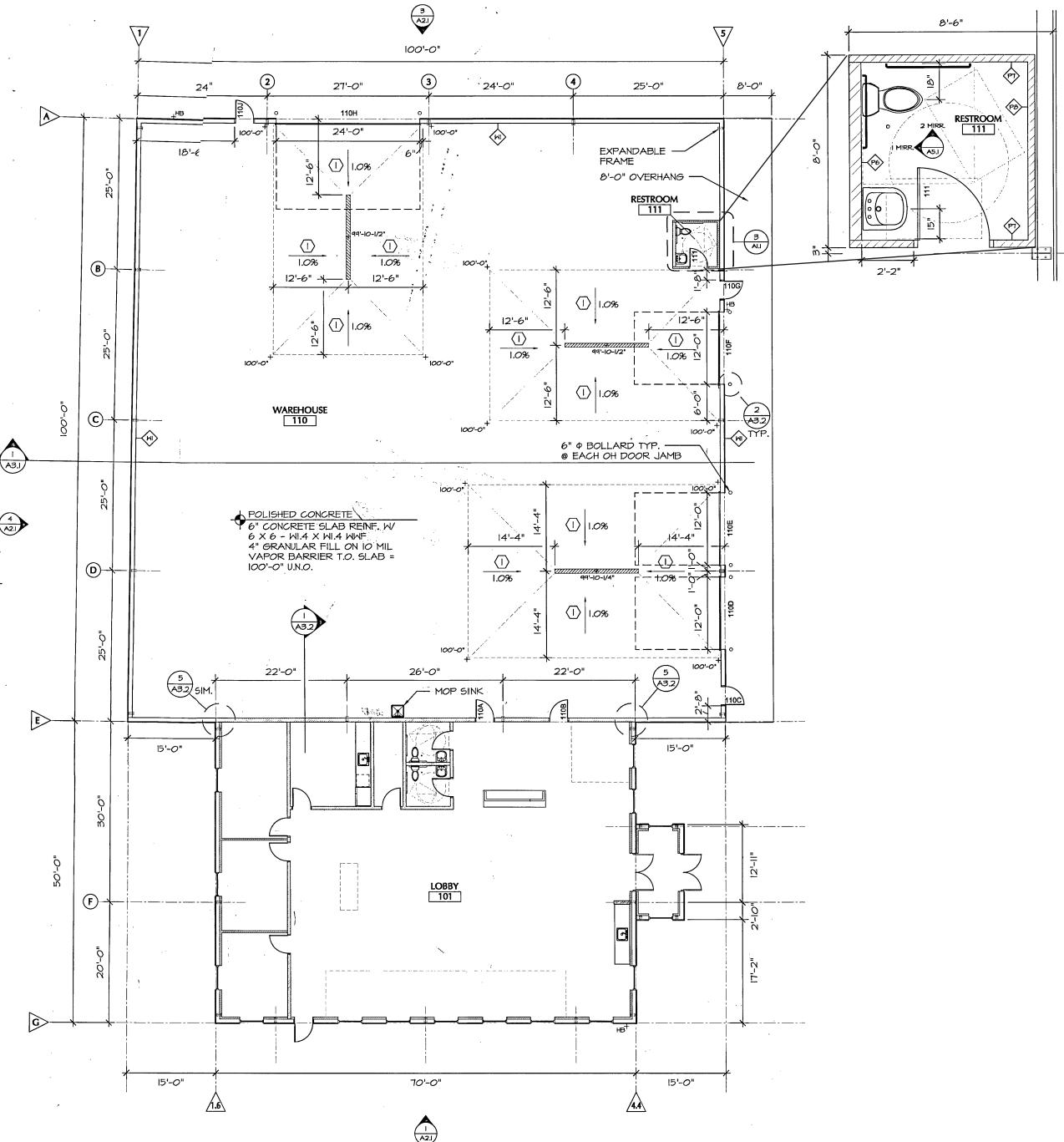
Mop sink in warehouse area

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

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

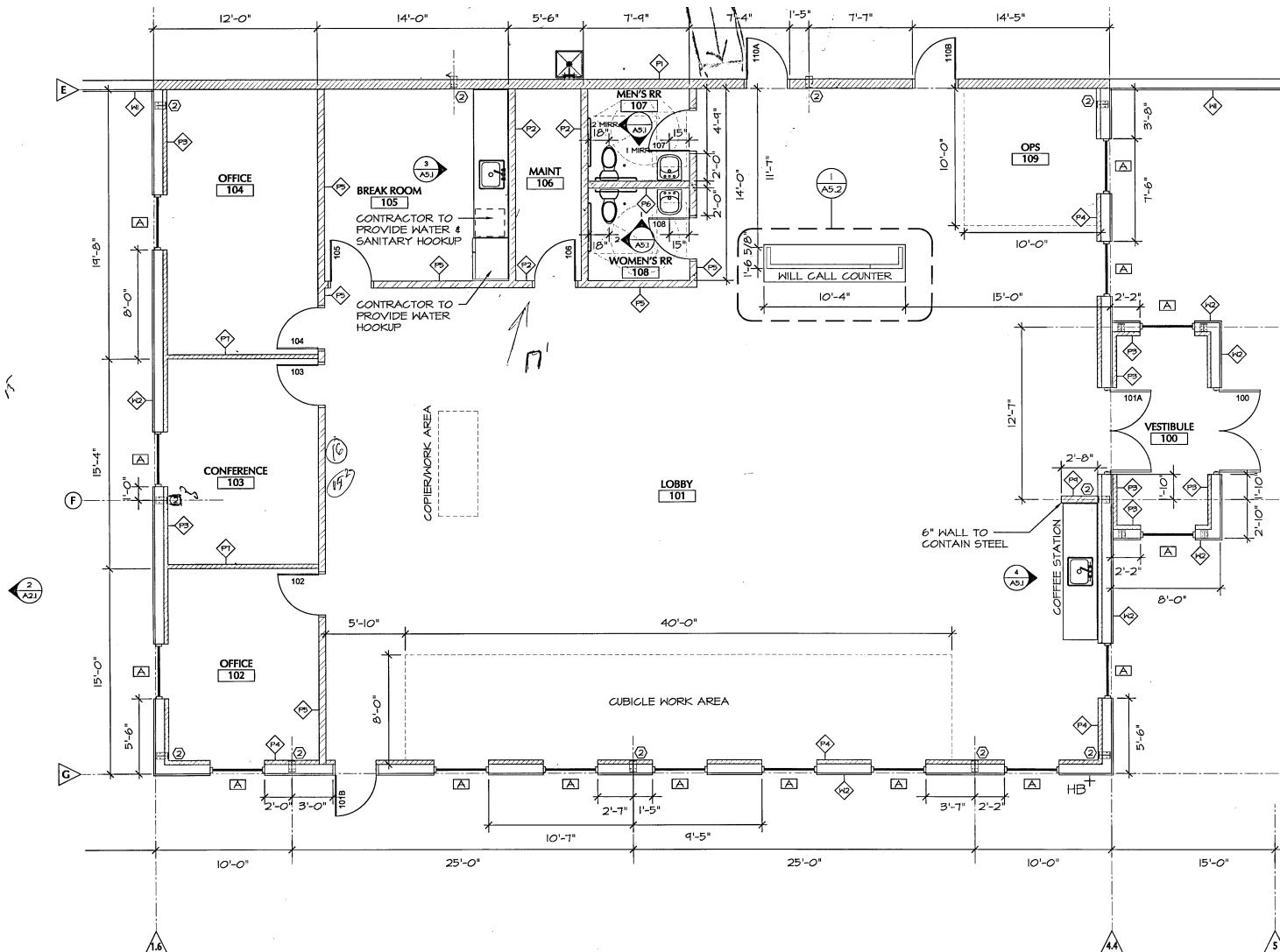
2 - Sets of restrooms; one set in the office space and one in the warehouse

Radiant heat / gas forced air in the warehouse



Floor Plan

BUILDING ONE – OFFICE SPACE



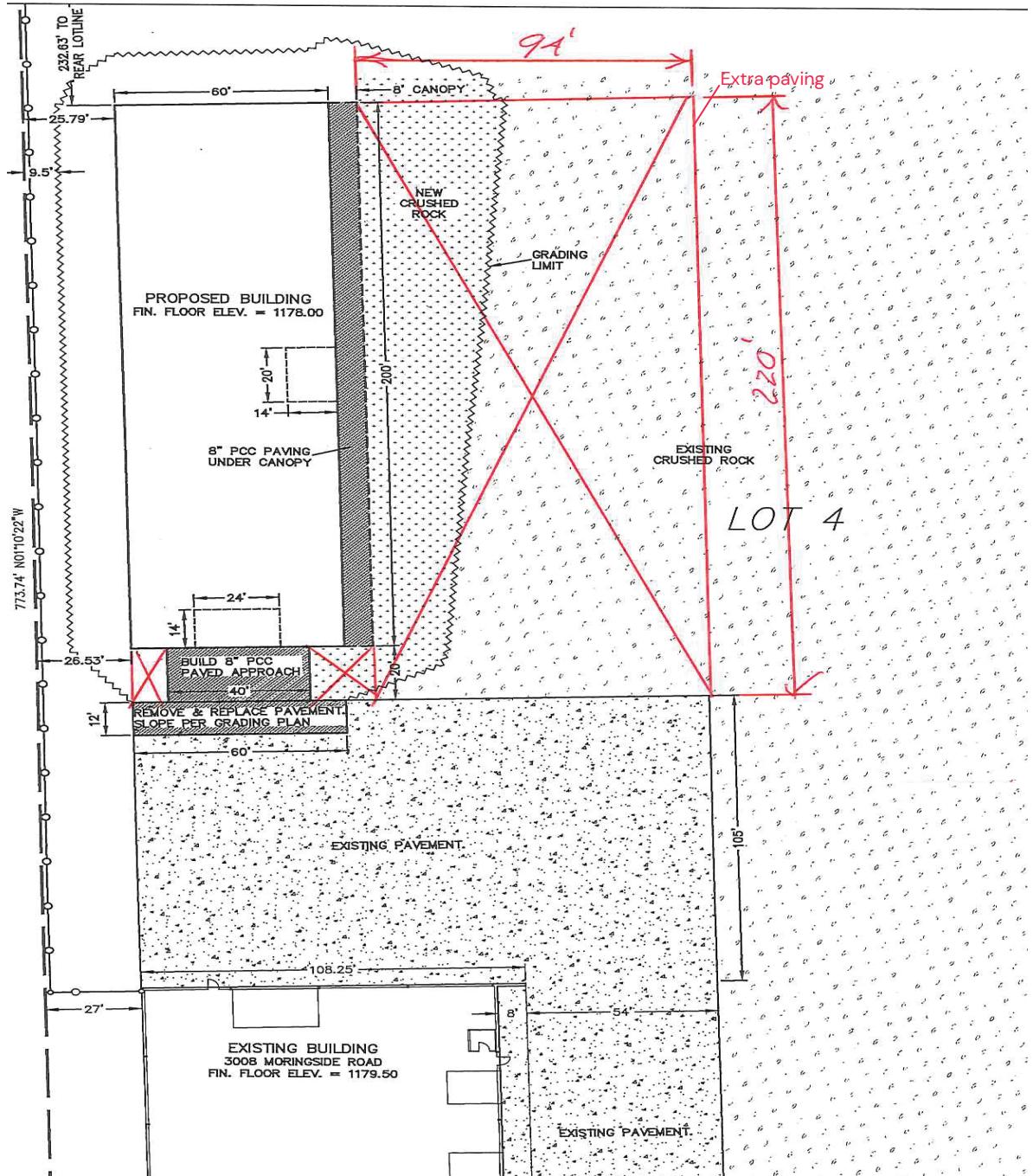
Site Plan

Building Two

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

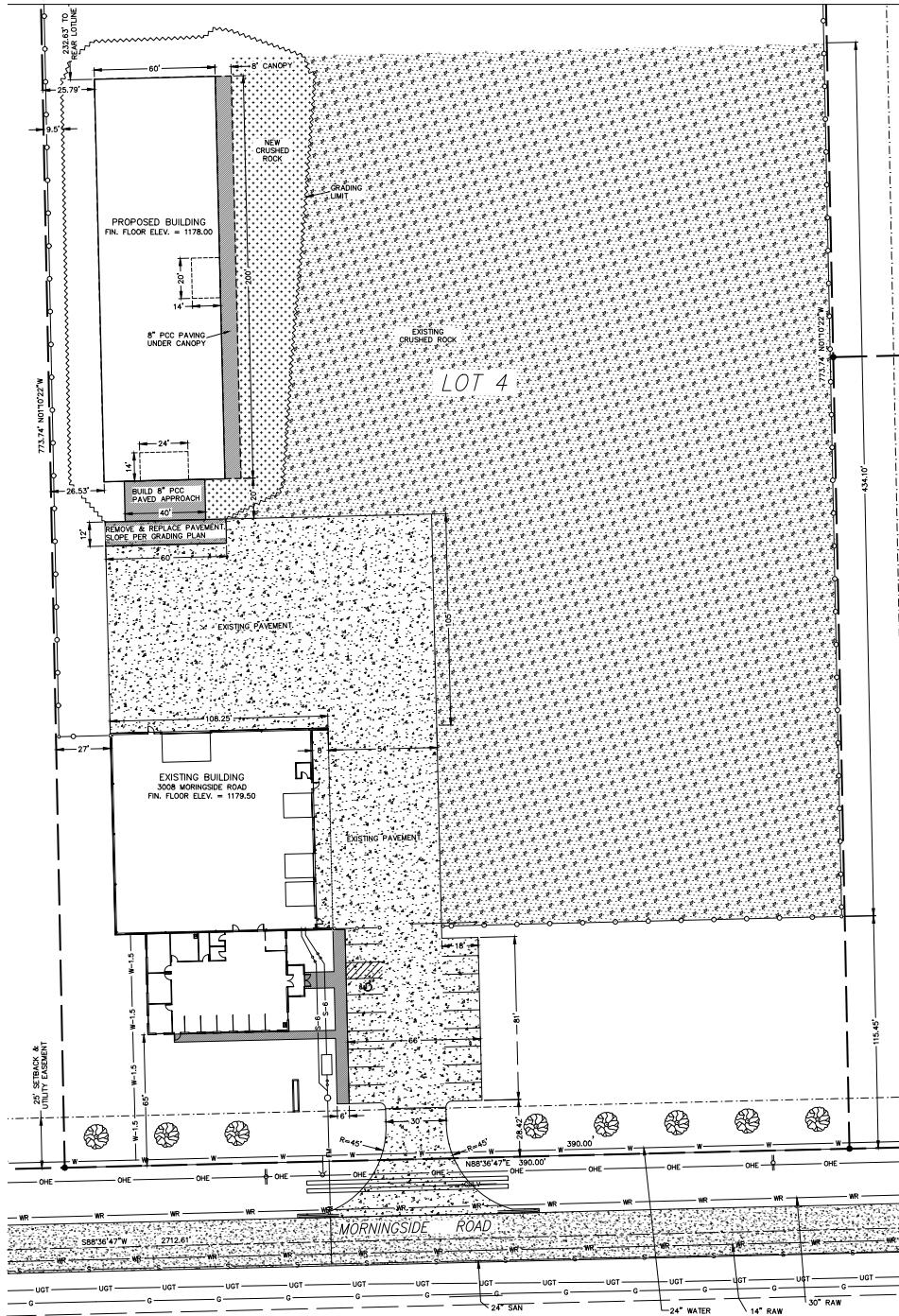
Two large drive-in doors
1 - 14' x 24'
1 - 14' x 20'

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



Site Plan

GRADING & ELEVATIONS



Aerial

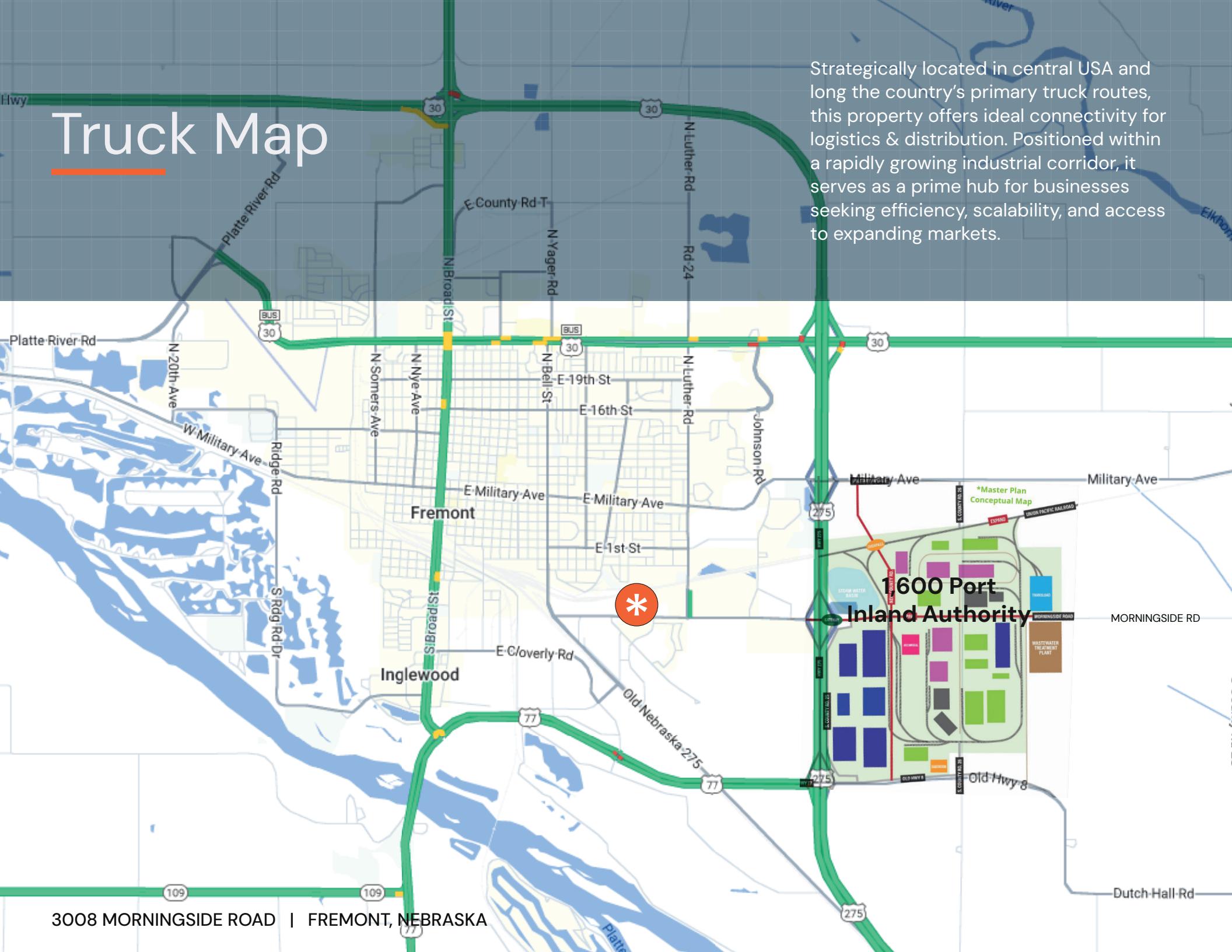
3008
Morningside Rd

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



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.





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