

22010 Fowler Drive Building D – FOR LEASE

Gretna, Nebraska 68028

2,250 – 4,500 SF New Development Office

Brand-New Fully Built-Out Office Space (2 Floors)



Available For Lease: Building D

2,250 - 4,500 SF Office: AVAILABLE 1-1-2026

7,500 SF Warehouse: LEASED



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Listing Offered by Nebraska Realty – Commercial Division | 17117 Burt Street, Omaha, NE 68118

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Offering Summary



PROPERTY SUMMARY

Lease Rate: **\$15.00 NNN**

Available Space: 2,250 – 4,500 SF

Estimated NNN: ~\$4.25

Office Size Floor: 2,250 SF

Heated: Yes

Cooled/AC: Yes

Year Built: Under Construction – 2025

Available: January 1, 2026

Parking: ~4.5:1

PROPERTY OVERVIEW

Brand new, fully-built out office opportunity located less than a mile from the Nebraska Crossing Gretna/I-80 exit. This prime location offers convenient accessibility for clients, customers, and staff. The new construction layout provides a new tenant with the option of one or two floors of thoughtfully built-out office space (each floor is 2,250 SF) with restrooms on each floor, meeting/open space, private office(s) potential, and break-room. Estimated availability/occupancy is January 1, 2026.

Fly Through Video Tour Link:

https://drive.google.com/file/d/19VZRIWxhkHYpQ_n_bM7wIKha5DHy7rzh/view?usp=drive_web

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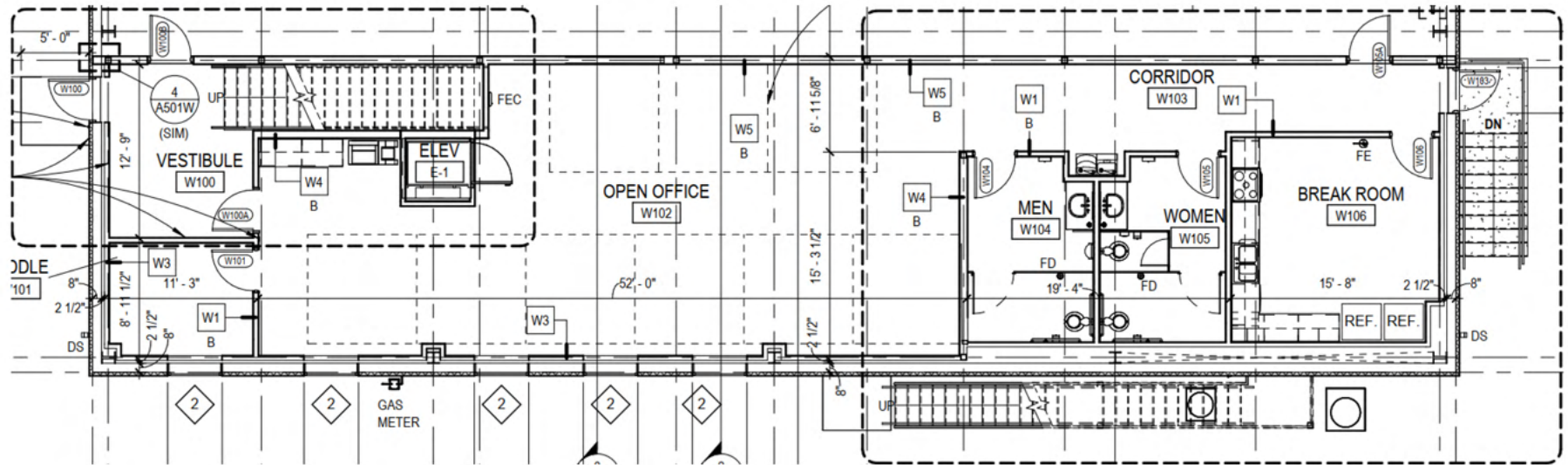
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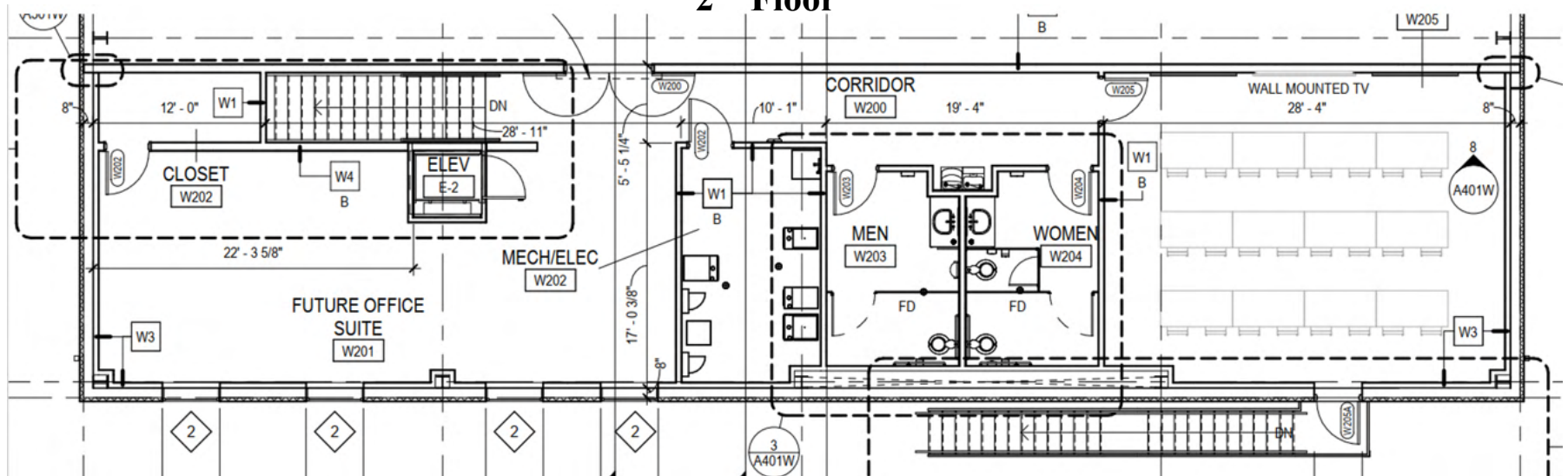
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~Office Floor Plans

1st Floor



2nd Floor



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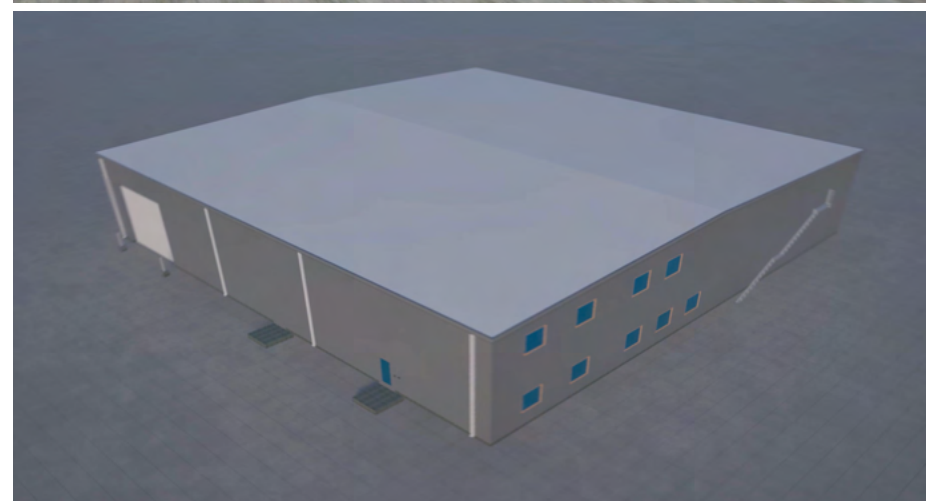
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Renderings/Photos



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