



1577 N Airport Road | Fremont, NE 68025

\$5.75 PSF NNN

### Property Features

- Industrial warehouse for lease in Fremont, NE
- Fully climate controlled warehouse
- 2,000 SF of office space
- Close proximity to Fremont Municipal Airport
- Additional dock and overhead doors possible

13321 California Street, Suite 105  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**John Meyer**  
Senior Vice President  
402 255 6067  
[john.meyer@npdodge.com](mailto:john.meyer@npdodge.com)



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### Building Details

Building Size	117,148 SF
Tenancy	Single
No. Grade Level Doors	1 (One)
No. Dock High Doors	1 (One)
Ceiling Height	15 ft
Office Space	2,000 SF
Number of Floors	1
Year Built	1978
Restrooms	Multiple
HVAC	Entire space climate controlled
Power Description	3 Phase
Roof	Metal
Floor Drains	Yes

### Property Details

Lot Size	4.5 Acres
Zoning	04
Parking Spaces	Ample

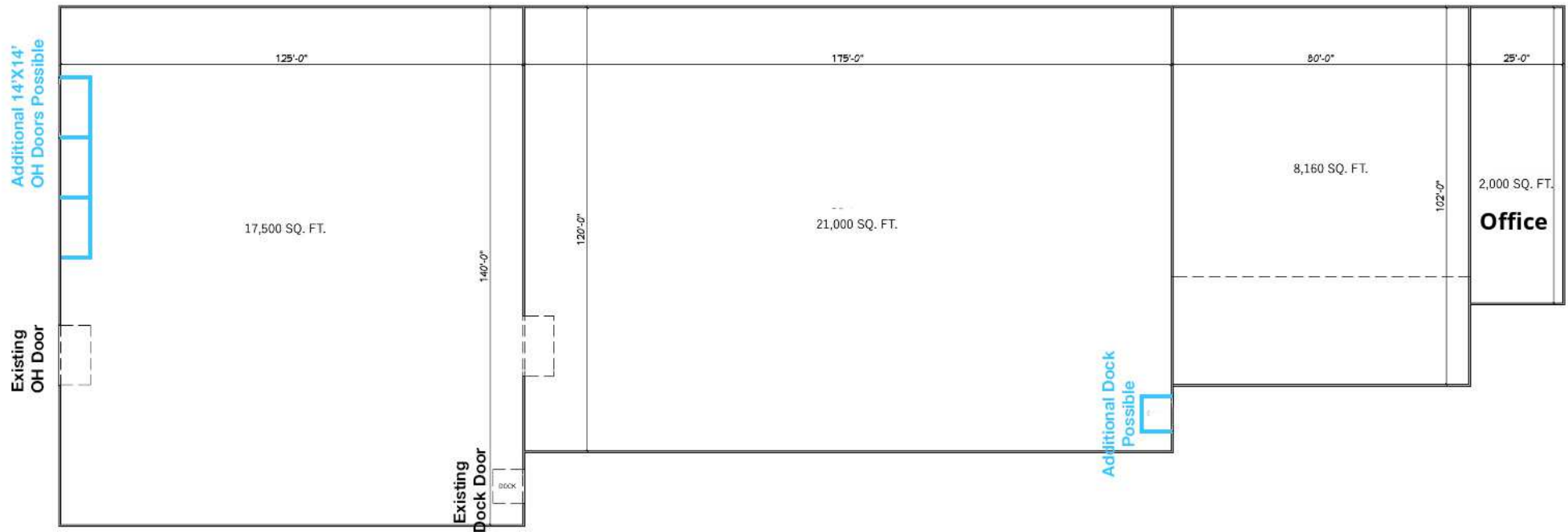
### Location Details

Market	Fremont
County	Dodge
Nearest Interstate	Highway 75

### Demographics

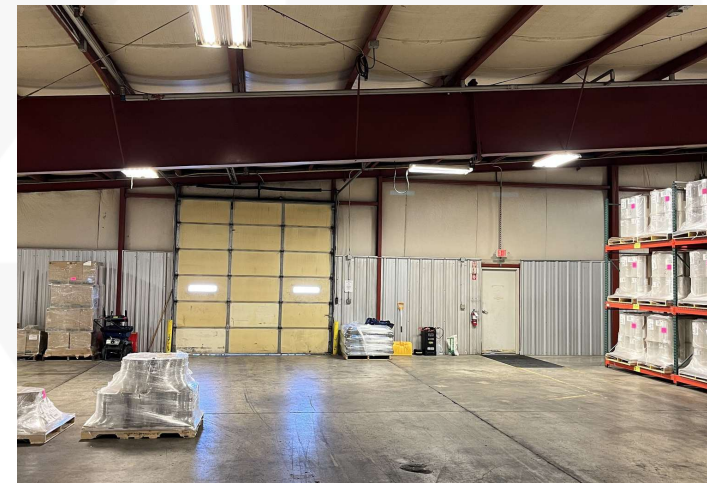
Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,775	11,212	12,352
Total Population	9,062	28,233	31,077
Average HH Income	\$69,383	\$81,405	\$84,042

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
For Lease	Warehouse/Distribution	\$5.75 SF/yr	NNN	48,660 SF	Negotiable



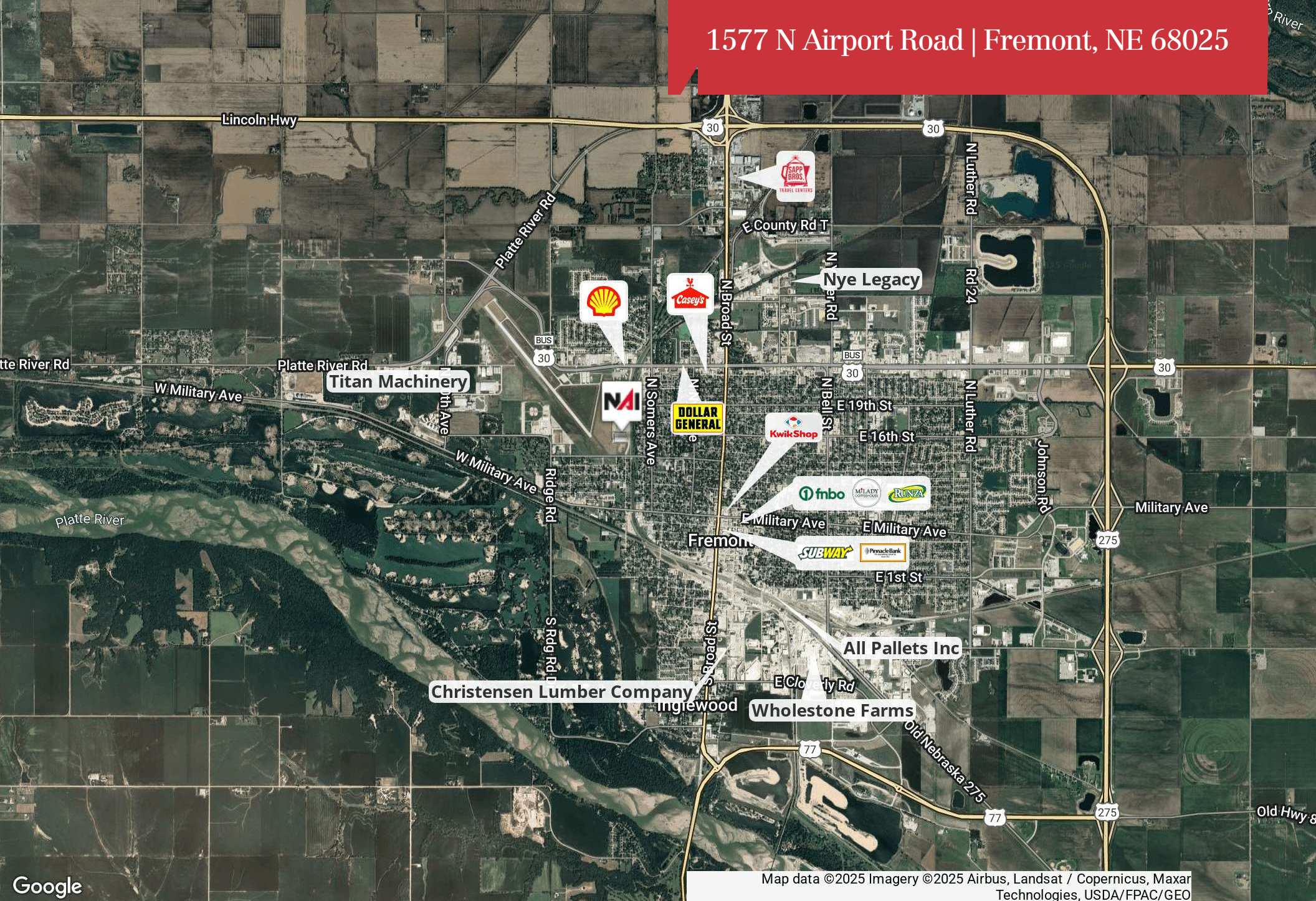


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**NAINP Dodge**

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+1 402 255 6067  
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