

FOR LEASE - FREMONT WAREHOUSE

515 SOUTH MAIN STREET, FREMONT, NE 68025

INDUSTRIAL | 31,500+/- TO 85,500+/- SF | \$8.94 SF/YR (NNN)



PRESENTED BY:

S. Scott Moore

402.677.3004

Scott.Moore@lee-associates.com

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PROPERTY DESCRIPTION

Building is demised into two (2) spaces: 54,000 +/- SF and 31,500 +/- SF for a combination of 85,500 +/- SF.

PROPERTY HIGHLIGHTS

- Nine (9) dock high doors with concrete aprons & levelers
- Four (4) 14' drive-in doors
- 27' clear from peak
- Fire sprinkler system
- Radiant heat
- Five (5) offices with A/C
- Break room
- Over four (4) acres of fenced-in storage

LOCATION DESCRIPTION

Situated for easy access to East/West and North/South transit from Highways 30, 77, and 275. Perfect hub location for distribution within the state. Proximity to lighted intersection and direct access to major arterials for ease of transit.

OFFERING SUMMARY

Lease Rate:	\$8.94 SF/yr (NNN)
Available SF:	31,500+/- to 85,500+/- SF
Lot Size:	6.15+/- Acres
Building Size:	85,500+/- SF

CONTACT

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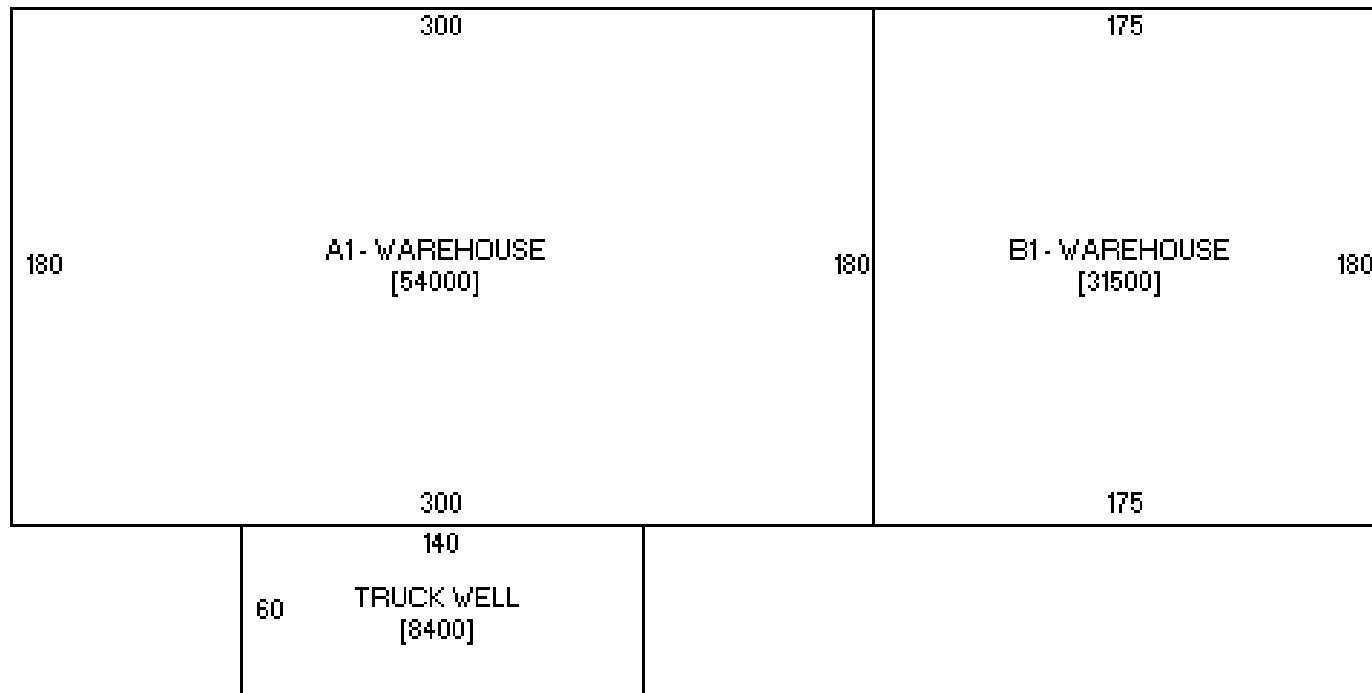
C 402.677.3004

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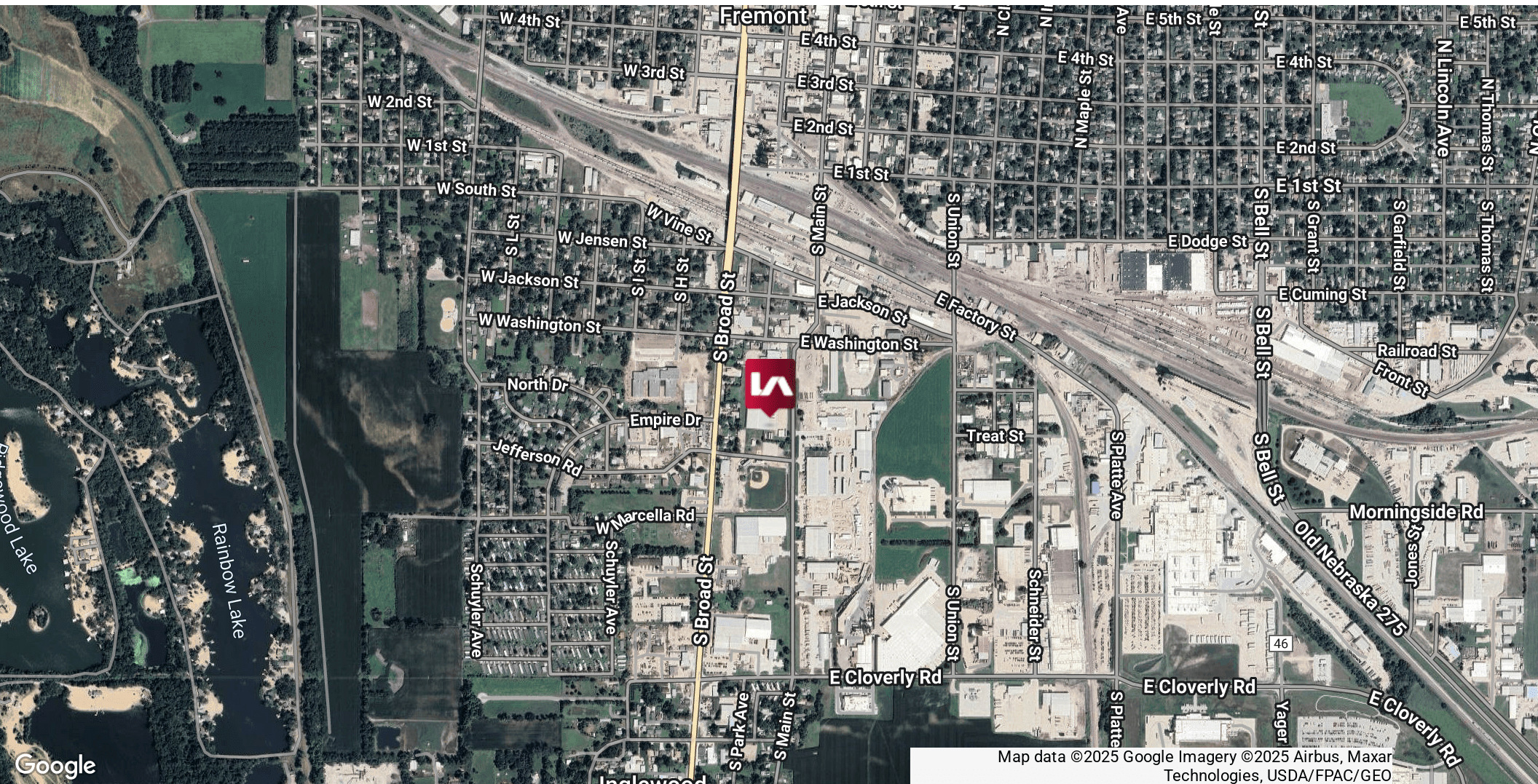
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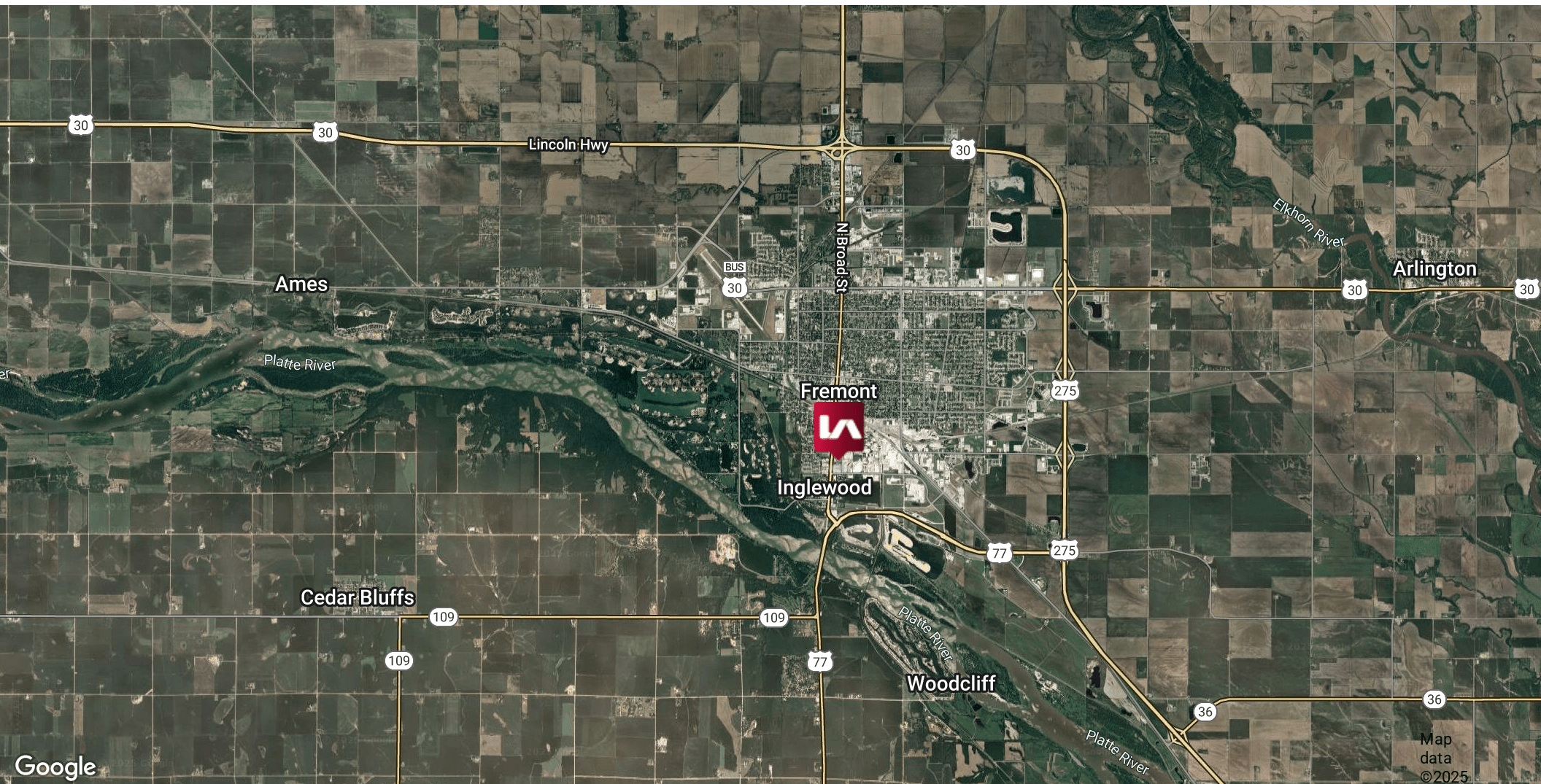
[f](#) [i](#) [in](#)

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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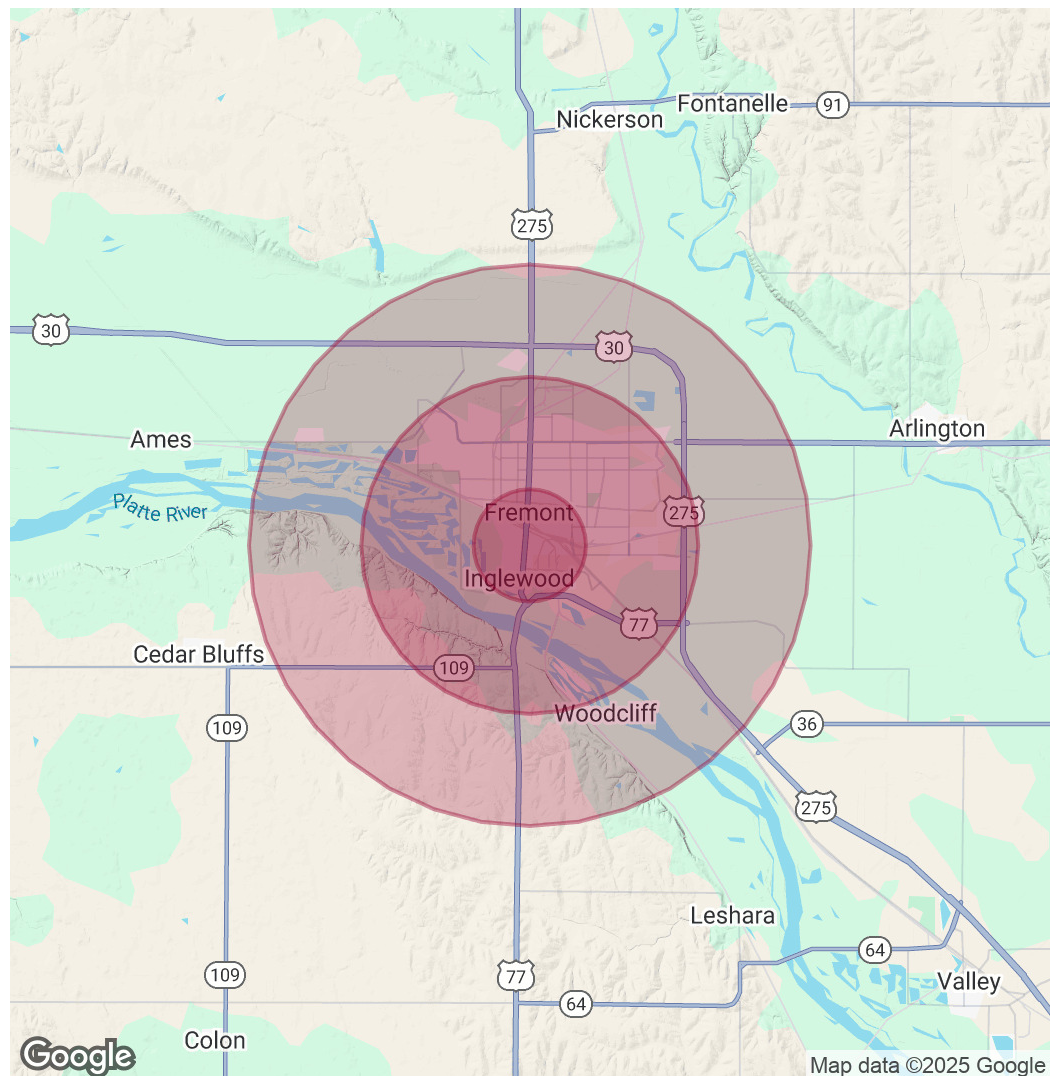
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,959	28,738	30,621
Average Age	36	40	40
Average Age (Male)	36	39	39
Average Age (Female)	36	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,555	11,343	12,090
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$75,232	\$87,890	\$89,212
Average House Value	\$191,572	\$249,223	\$251,364

Demographics data derived from AlphaMap



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