

FOR LEASE-FREMONT SHOWROOM & WAREHOUSE

3701 W HWY 30, FREMONT, NE 68025

SHOWROOM & WAREHOUSE | 18,787 SF | \$7.75 SF/YR (NNN)



COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY DESCRIPTION

This showroom/warehouse property consists of approximately 3,000 sf of showroom and 15,000 sf of warehouse space. Property has four drive doors (18'x18', 14'x14', 20.5'x14', and 9'x11) and one dock level door. Situated on 2.98 acres of land with outdoor unfenced storage available. A 4,000 sf outlot covered outdoor storage building with power is also available.

PROPERTY HIGHLIGHTS

- Clearspan warehouse
- Multiple oversized drive doors
- Building suitable for showroom/warehouse and manufacturing

LOCATION DESCRIPTION

Located right off of HWY 30 in Fremont, NE with easy access and great visibility.

OFFERING SUMMARY

Lease Rate:	\$7.75 SF/yr (NNN)
Available SF:	18,787 SF
Lot Size:	2.98 Acres
Building Size:	18,787 SF

CONTACT

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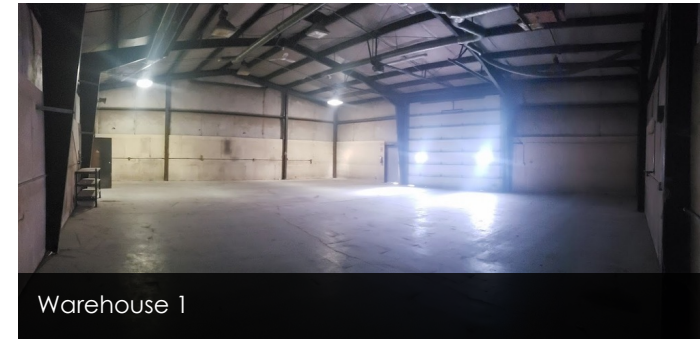
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Front of Building



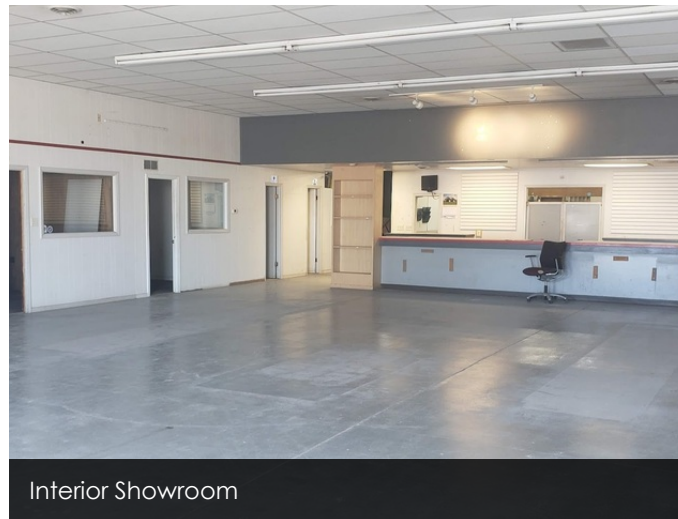
Front of Building



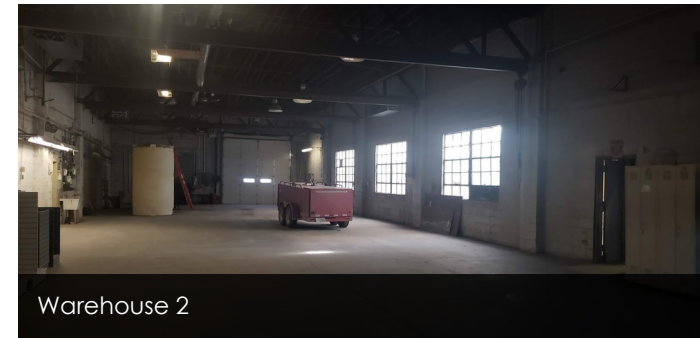
Warehouse 1



Back of Building



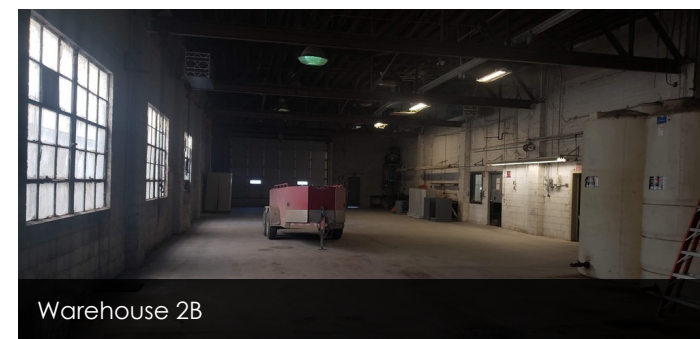
Interior Showroom



Warehouse 2



Covered Outdoor Storage



Warehouse 2B

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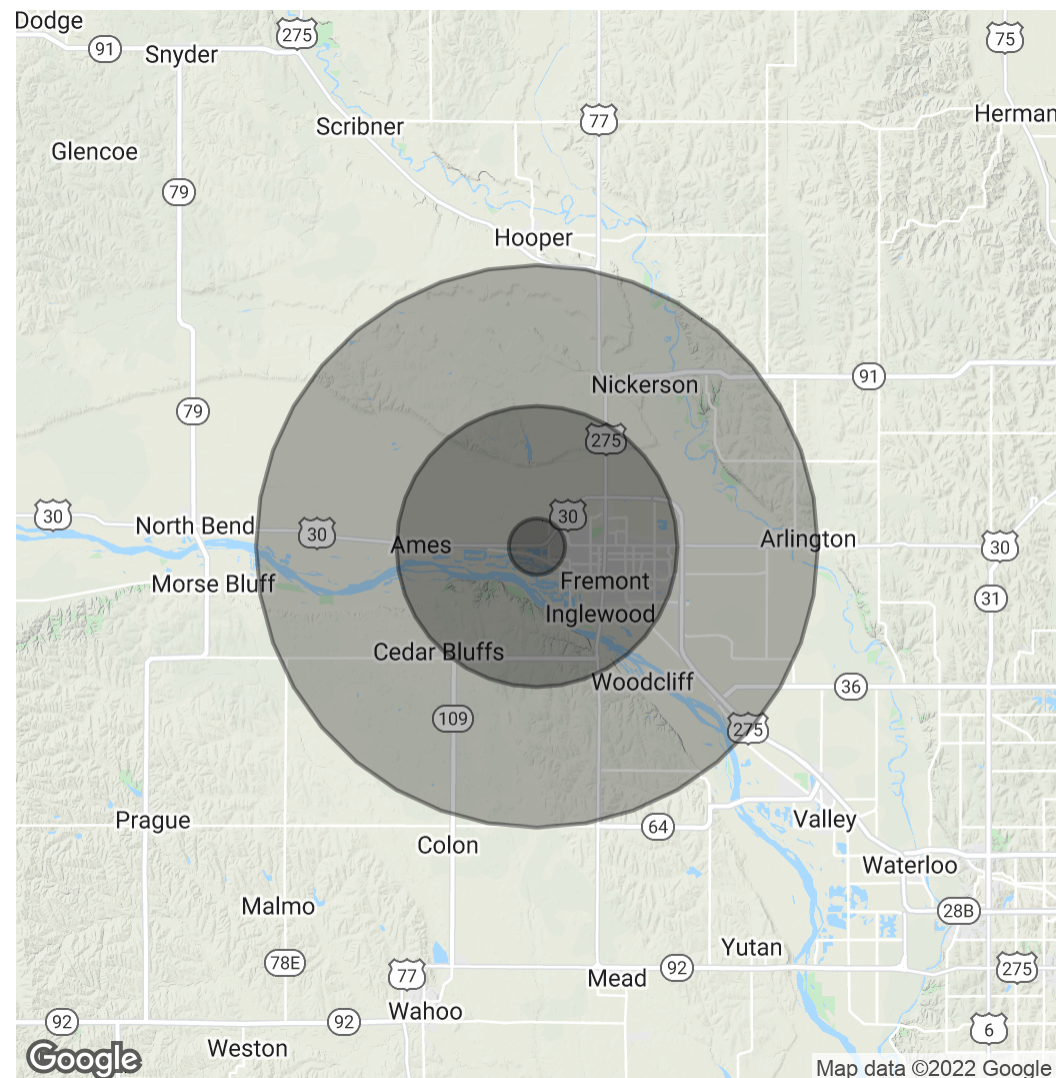


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	910	24,443	41,523
Average Age	40.5	37.7	39.5
Average Age (Male)	39.9	38.2	38.3
Average Age (Female)	41.2	38.1	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	384	9,750	16,971
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$52,493	\$51,454	\$55,056
Average House Value	\$124,707	\$120,709	\$133,077

* Demographic data derived from 2010 US Census



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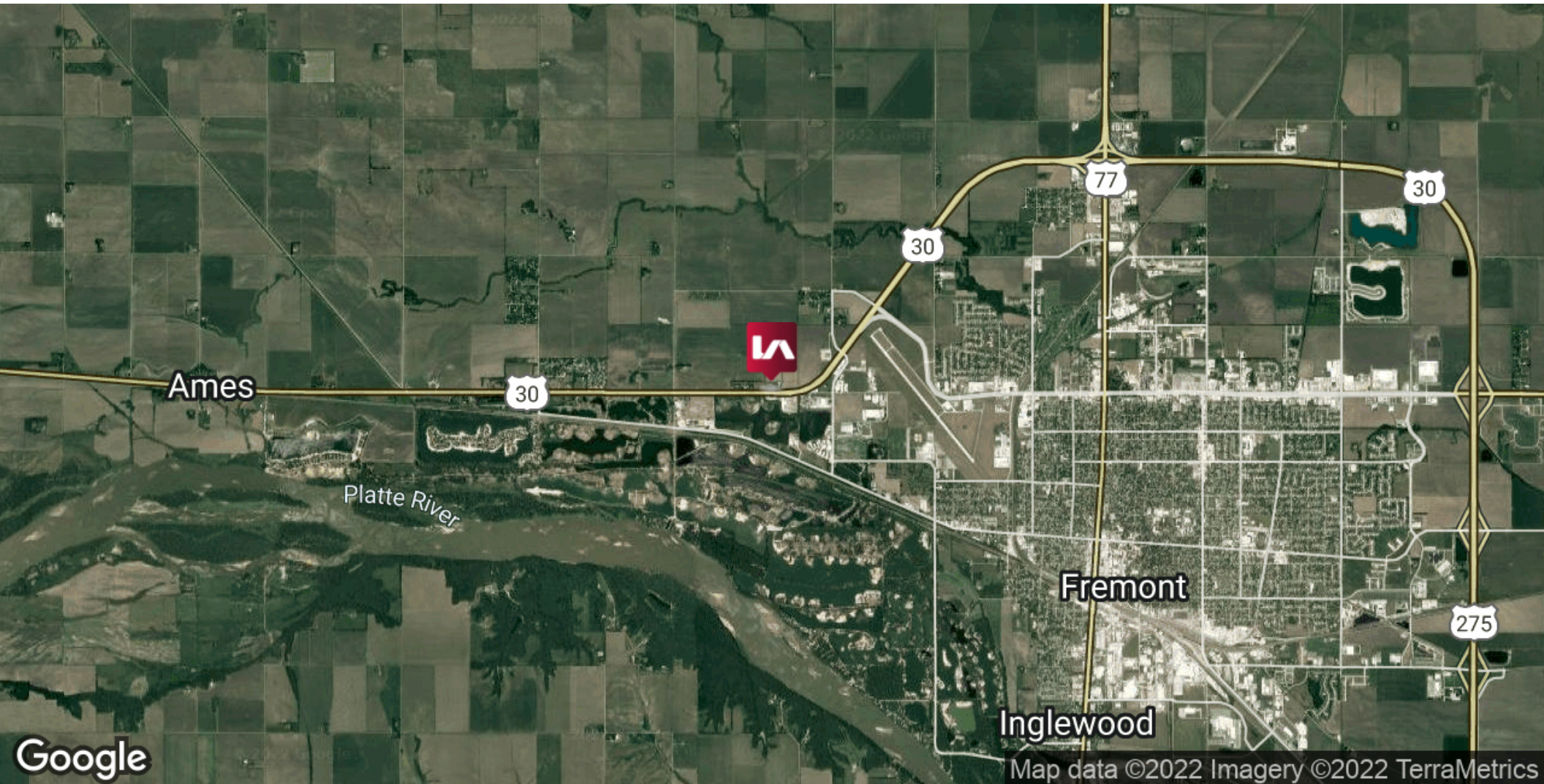
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