

INDUSTRIAL/FLEX

FOR SALE/LEASE



NC INDUSTRIAL PARK

220TH & HWY 6 | SARPY COUNTY, GRETNA, NEBRASKA

PROPOSED BUILDING RENDERING

CBRE

PROPERTY OVERVIEW

NC INDUSTRIAL PARK

FOR SALE/LEASE

FOR LEASE

1,500 SF
MINIMUM DIVISIBLE

1,500 - 7,500 SF
BUILDING 1 - SPACE AVAILABLE

\$2,625 / MONTH / BAY
LEASE RATE - MODIFIED GROSS

FIVE - 30' X 50'
1,500 SF BAY DIMENSIONS

Q4 2026
COMPLETION

PROPERTY FEATURES

- New construction, full-span metal building
 - Low maintenance and energy efficient
 - Tenant-friendly modified lease*
 - Ceiling height: 22' front-wall/18' rear-wall
 - Positioned in high-growth area with close I-80 access
 - Located between Omaha (26 miles) and Lincoln (36 miles), and positioned 3 miles south of Gretna
 - Building dimensions: 150' X 50'
 - Public water and sewer
 - ±97,300 VPD Hwy 31/Hwy6 & 338,000 VPD along I-80
 - An annual estimated of 3M visitors at nearby Nebraska Crossing, a 405,926 SF outlet mall
- * Lease rate includes: taxes, insurance & common area maintenance
Lease rate excludes: utilities & interior maintenance

FOR SALE

\$1,600,000
SALE PRICE

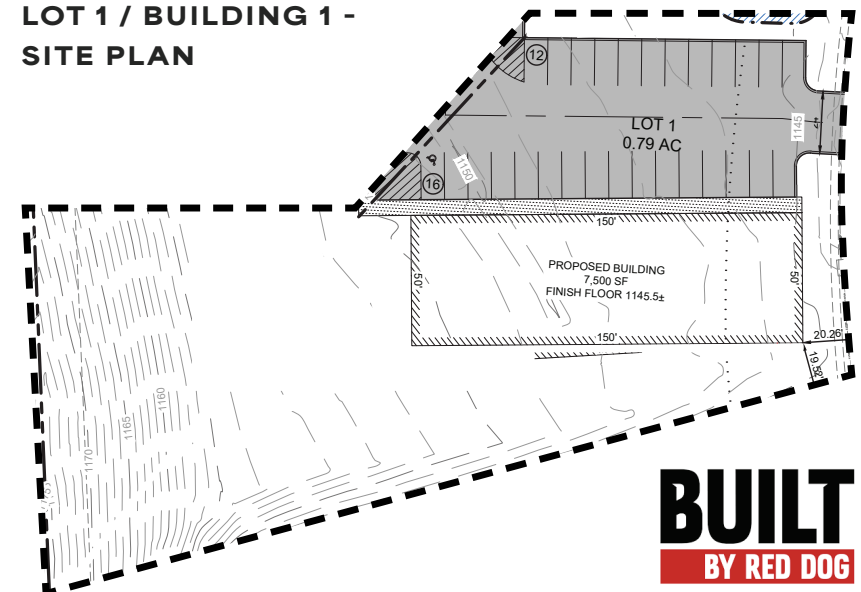
0.79 AC
LOT SIZE

7,500 SF
BUILDING SIZE

NOTE:
LOT 1 - IS FOR SALE & FOR LEASE,
AND SCHEDULED FOR DELIVERY
Q4 2026

**LOT 2 AND LOT 3 MAY BE
AVAILABLE FOR SALE OR FOR
LEASE - SEE AGENT FOR DETAILS**

**LOT 1 / BUILDING 1 -
SITE PLAN**



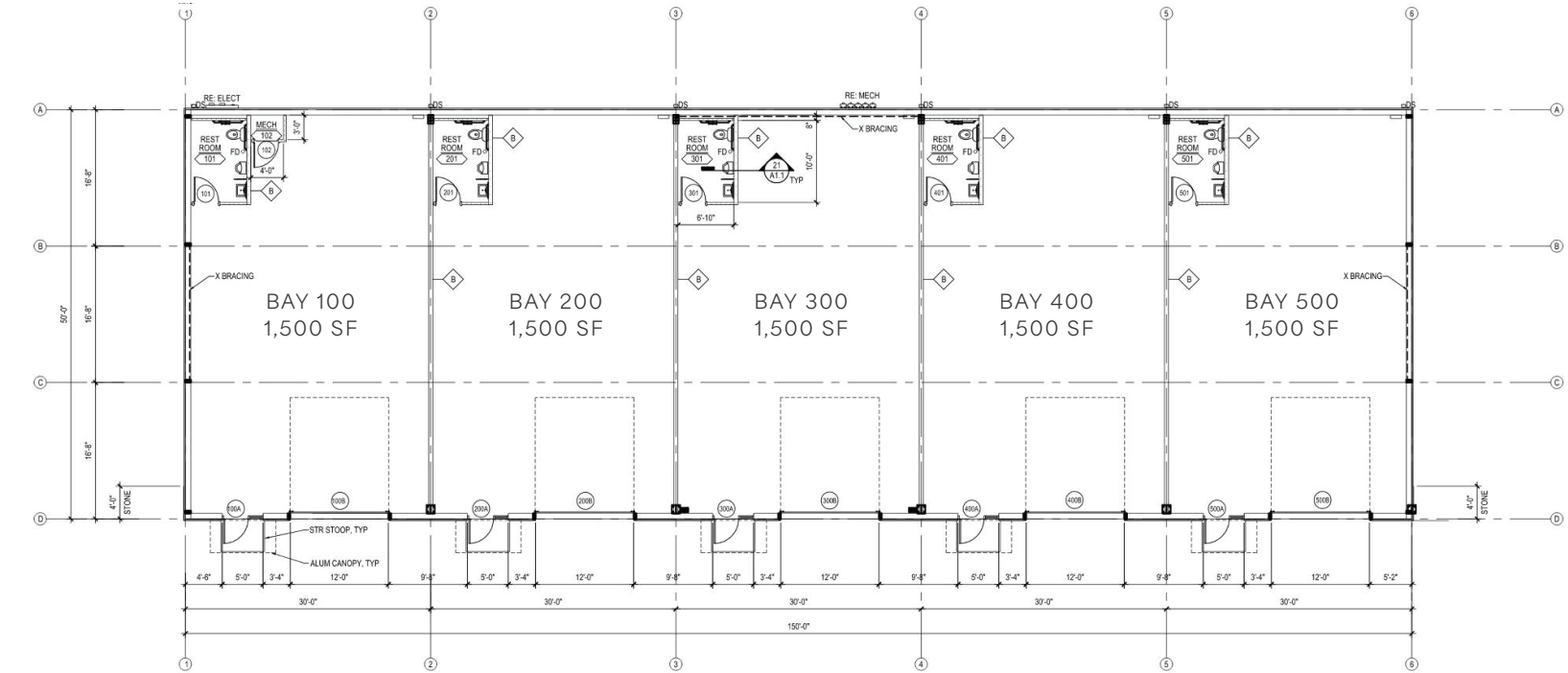
BUILT
BY RED DOG

LOT 1 / BUILDING 1

NC INDUSTRIAL PARK

FOR SALE/LEASE

BUILDING 1 - FLOOR PLAN



LEASABLE AREA	1,500 - 7,500 SF
MINIMUM DIVISIBLE AREA	1,500 SF
LEASE TERM	NEGOTIABLE
LEASE TYPE	MODIFIED GROSS
UTILITIES BY LANDLORD	WATER
UTILITIES BY TENANT	ELECTRICITY & INTERNET
TENANT IMPROVEMENTS	NEGOTIABLE
FINISHED PER BAY	- 6" CONCRETE SLAB FLOOR - 200 AMP ELECTRICAL PANEL WITH METER - 12' X 14' INSULATED GLASS GARAGE DOOR - AUTOMATIC GARAGE DOOR OPENER - 6 TOTAL HIGH BAY LIGHTS - 1 ADA RESTROOM - HEATING AND COOLING - VINYL BASE - DRYWALL & PAINT



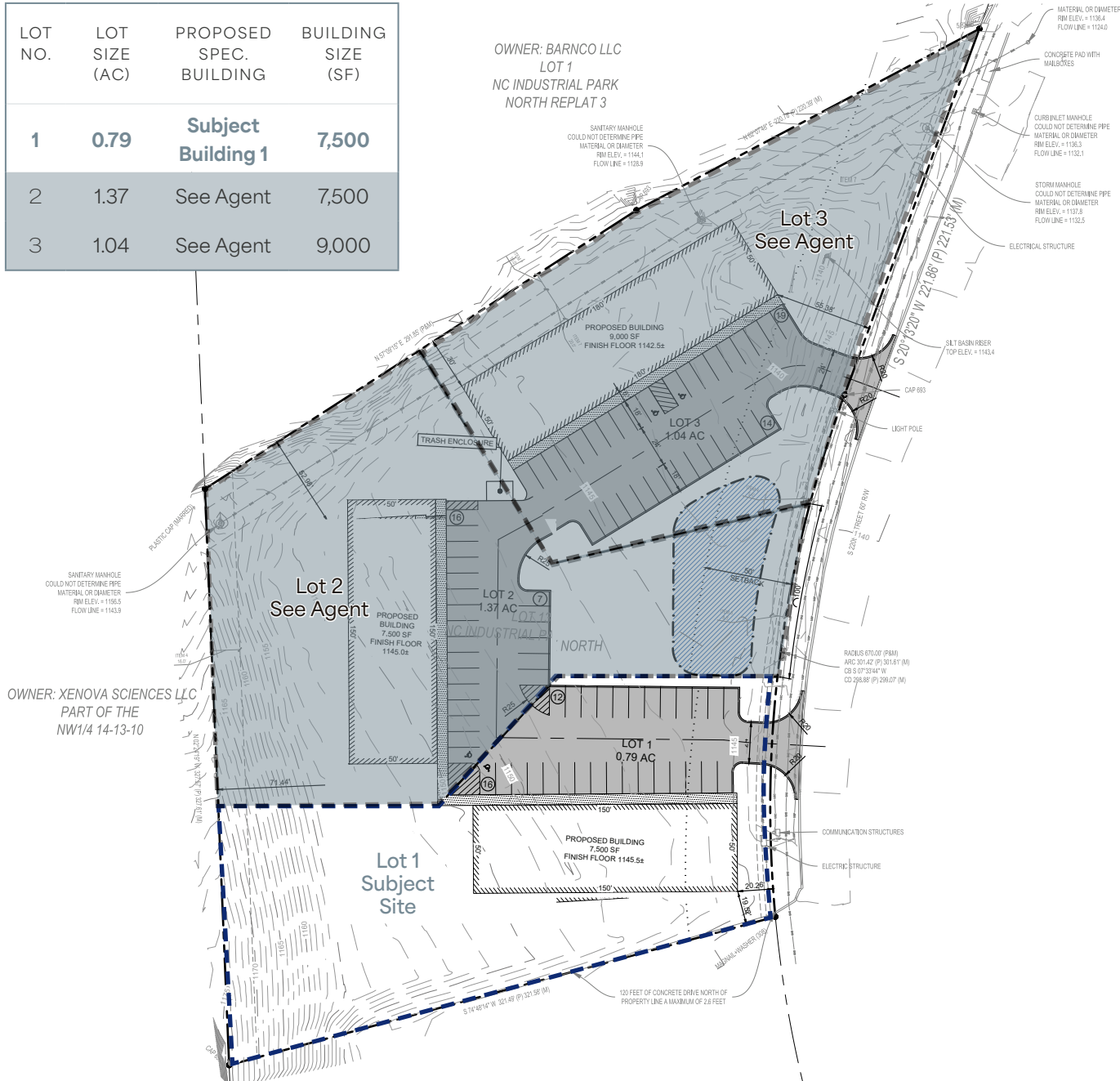
REPRESENTATIVE PHOTO OF SIMILAR PROPERTY

SITE PLAN

NC INDUSTRIAL PARK NORTH REPLAT - LOT 13

FOR SALE/LEASE

LOT NO.	LOT SIZE (AC)	PROPOSED SPEC. BUILDING	BUILDING SIZE (SF)
1	0.79	Subject Building 1	7,500
2	1.37	See Agent	7,500
3	1.04	See Agent	9,000



RED DOG EXTRAS below are not premium upgrades or optional enhancements. They are foundational choices made early, so the space works as intended without surprise costs or compromises later.

EFFICIENCY

Insulated Glass Garage Doors
R-38 Ceiling Insulation
R-25 Wall Insulation
2" Foam Footing Insulation
96% Efficient Furnaces
Name-Brand HVAC Equipment
Programmable Thermostats

FOUNDATION

Stoop Footings
6" Reinforced Concrete Slabs
6" Concrete Parking Lots
9" Approach Concrete Integrated Curbs

EXTERIOR

PVC Bollard Sleeves
Clear-Span Building Design
Real Stone Veneer
Entry Canopies
Low-Maintenance Exterior
Interior Hose Spigot

CONVENIENCE

3/4 Plywood Above Restrooms
Six High-Bay LED Lights
Epoxy Restroom Paint
R-19 Interior Wall Soundproofing

DEVELOPER EXTRAS

Restroom Paper Dispensers
Restroom Signage
Restroom Fans
ADA Restroom Grab Bars
Restroom Mirrors
Vinyl Base Trim
Interior Door Hardware
Fully Painted Interior
Water Heater
Suite Numbers on Doors
Parking Lot Striping
Parking Lot Joint Sealing
Individual Utility Metering
200 Amp Electrical Panels
Garage Door Opener with Entry Control
Final Cleaning at Completions

SPEC PHOTOS

SMALL BUSINESS SUITE EXAMPLES

This Gretna flex-space in NC Industrial Park presents a wide variety of use potential. Ideal for a small business owner, service provider or hobby enthusiast as a ground-floor tenant. This spec. building is an additional sale opportunity for an owner/user.



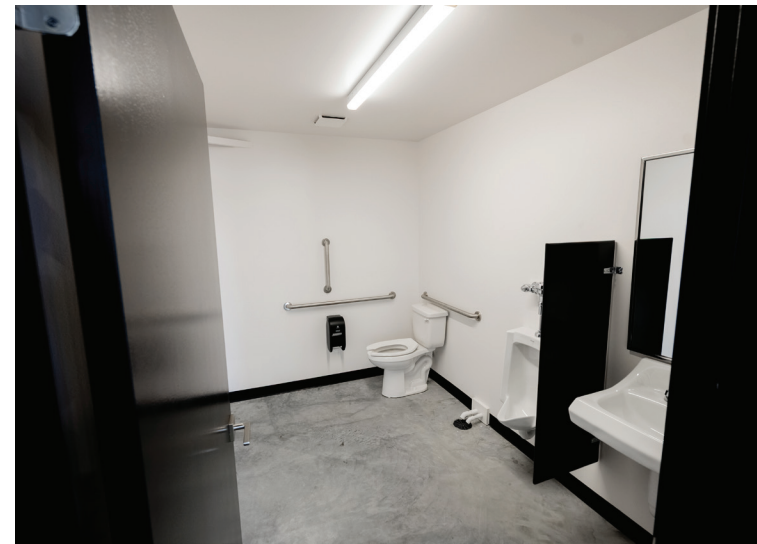
- Sports & fitness
- Retail
- Office
- Studio
- Maker's space
- Contractors
- Man cave
- Start-up

VARIETY OF SMALL
BUSINESS USE
OPPORTUNITIES

SHELL-DELIVERY PHOTOS

EXAMPLE SPACES

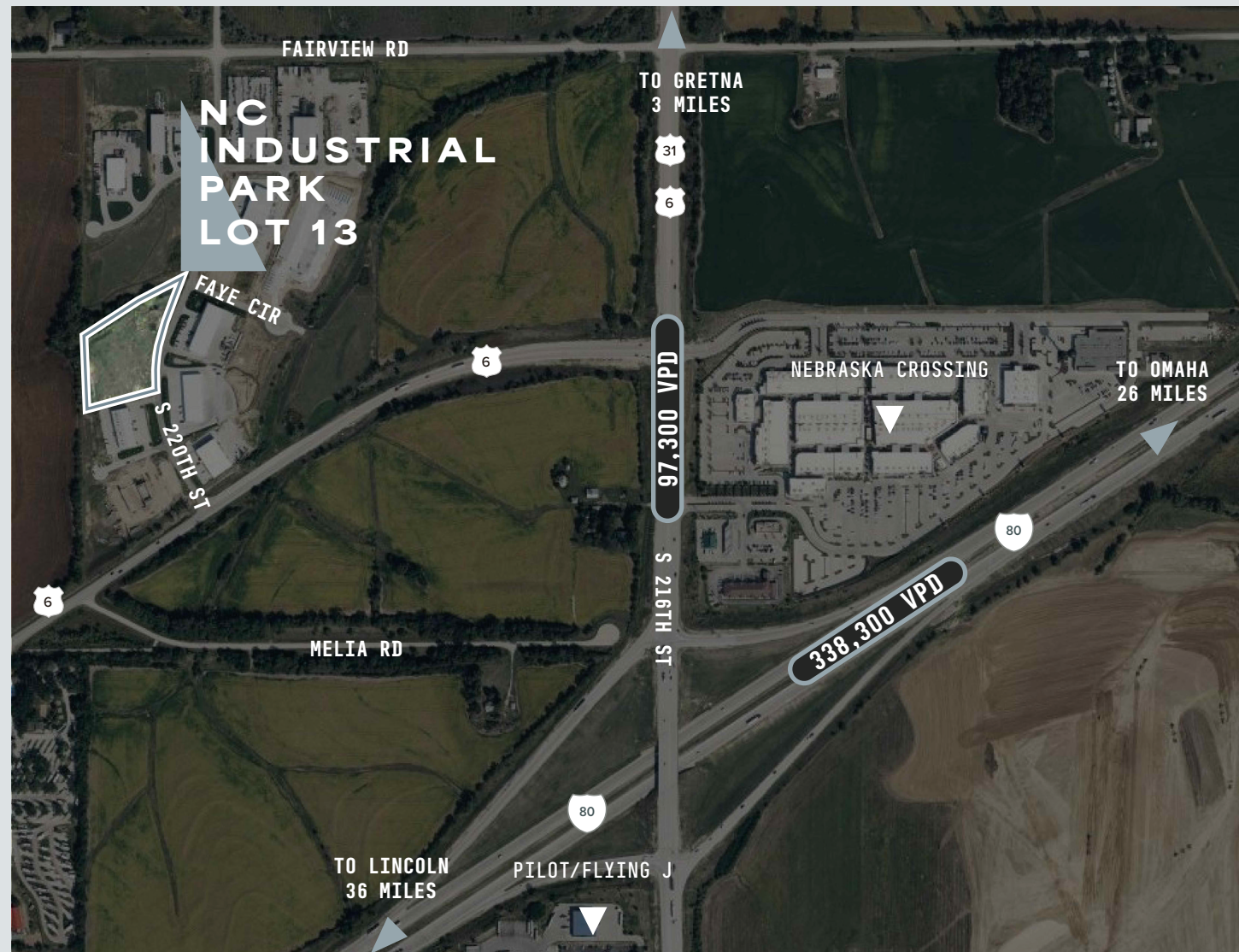
- Modern & sleek
- Energy efficient
- High-growth locale
- Lease or buy



LOCATION

EXCELLENCE BY DESIGN

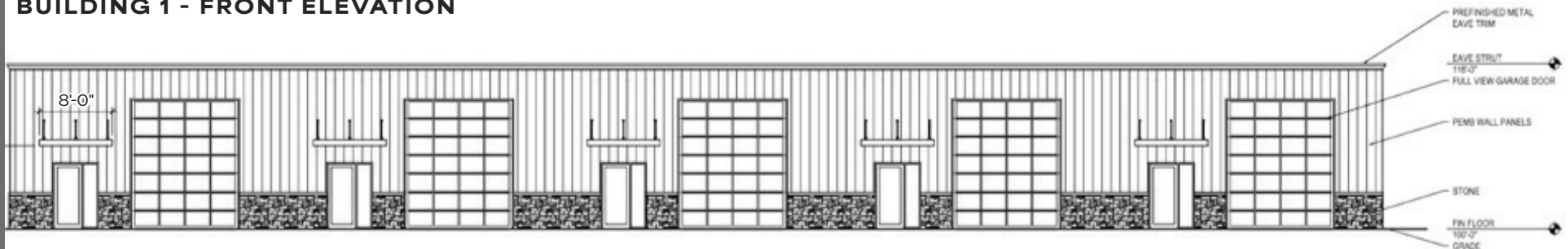
NC Industrial Park is a thoughtfully developed business park located near Hwy 6/Hwy 31 and Fairview Road. This site offering flexible bay layouts for light warehouse and distribution, retail, or trades-based businesses. Located 3 miles south of Gretna, just off Hwy 6, tenants benefit from high-traffic with the sites location minutes to Nebraska Crossing and I-80 access. The design of well-lit bays from glass garage doors, ample parking and move-in ready finishes offer attractive tenant for lease or owner/user for sale opportunities. Whether you're leasing or looking to own, NC Industrial Park delivers functional space with long-term value in a strategic location.



BUILDING 1 - FRONT ELEVATION

Wall
Height

22'-0"



AREA OVERVIEW

NC INDUSTRIAL PARK NORTH REPLAT



- | # | BUSINESS |
|----|--|
| 1 | Apple Roofing |
| 2 | Patriot Steel Erection |
| 3 | JS Detailing |
| 4 | Midwest Poured Walls |
| 5 | McNeil Industrial |
| 6 | Ditch Witch Undercon |
| 7 | Haz-Mat Response |
| 8 | Kelley Engineered Equipment |
| 9 | MegaStorage USA |
| 10 | BrandSafway LLC |
| 11 | Urban Prairie Landesign |
| 12 | Haz-Mat Response |
| 13 | Nebraska Crossing
80+ Store Outlet Mall |

adidas	Johnston & Murphy
Aerie & American Eagle	Merrell
Ann Taylor	Rack Room
Factory	Shoes
Banana Republic	Sperry
Factory	Steve Madden
Buckle (Opening May 2026)	Bath & Body Works
Chico's	Claire's
Columbia	Fossil
Sportswear	Fragrance Outlet
Express Factory	Helzberg
Outlet	Diamonds
Gap Outlet	Lids
H&M	Oakley
J.Crew Factory	Sunglass Hut
Levi's Outlet	Ultra Beauty
LOFT Outlet	Vera Bradley
Lucky Brand	HomeGoods
Maurices	LEGO
Old Navy Outlet	Lindt Chocolate
PacSun	MINISO
REI Co-op	T.J. Maxx
Tommy Hilfiger	YETI
Clarks (Coming Soon)	Auntie Anne's
Cole Haan	Pretzels
Crocs	Copp's Pizza
Famous Foot wear Outlet	Jamba
HEYDUDE	Jimmy's Burgers
JD Sports	Kong Dog
Journeys	VooDoo Taco
	and more...



REPRESENTATIVE PHOTO OF SIMILAR PROPERTY

NC INDUSTRIAL PARK

FOR SALE/LEASE

220TH & HWY 6 | SARPY COUNTY, GRETNA, NEBRASKA

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CBRE

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