

Flex/ Industrial Space

Patriot Steel Building Suite 2&3

FOR LEASE

Flex/ Industrial Space
14217 S 220th St, Suite 3
Gretna, NE 68028

Property Highlights

- \$ 11.75/SF/YR NNN
- 3,750 Private Suite 3 +More space if need
- Outstanding HW6 Frontage
- 25 Ft Ceiling Height
- Fenced Outdoor Storage

Property Description

Unique Flex Endcap space now available on HW6 at the entry of NC Industrial Park North, 14217 S 220th St

Suite 3 is a fully demised 3750 SF office/shop/retail flex space that includes outdoor storage. New bathroom, storefront and a massive signage option right on HW 6! *** An additional 3750 SF of shared space is available with the adjoining Patriot Steel headquarters that consists of 2500 SF designated shop, fenced outdoor storage area, and offices with common area kitchenette and other great amenities.



Offering Summary

Available SF:	3,750 Private Suite 3 & 3,750 Shared Suite 2
Lease Rate	\$11.75/SF/YR NNN
Year Built	2022
Lot Size	2.05 AC
Zoning	04-Industrial
Total Operating Expenses	\$4.02



Listed By:
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PROPERTY DETAILS

For Lease: \$11.75/SF/YR

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Property Details

Property Type	04-Industrial
Zoning	04-Industrial
Lot Size	2.05 AC
Traffic Count	13,866
Cross Streets	204th & HW 6

Location Information

Building Name	Patriot Steel Building Suite 3 + additional if needed
Street Address	14217 S 220th St, Suite 3
City, State, Zip	Gretna, NE 68028
County/Township	Sarpy County

Parking & Transportation

Parking Type	Surface
Parking Spaces	15+

Building Information

Building Available Size	3,750 Private Suite 3 & 3,750 Shared Suite 2 if needed
Building Class	B
Number of Floors	2
Year Built	2022

Utilities

Central HVAC	Forced Air Offices Heated Shop
Restroom	Suite 3 has 1, Shared Suite 2 has 5

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	183	5,779	16,173
Households	62	1,906	5,523
HH Income	\$143,468	\$143,658	\$147,500

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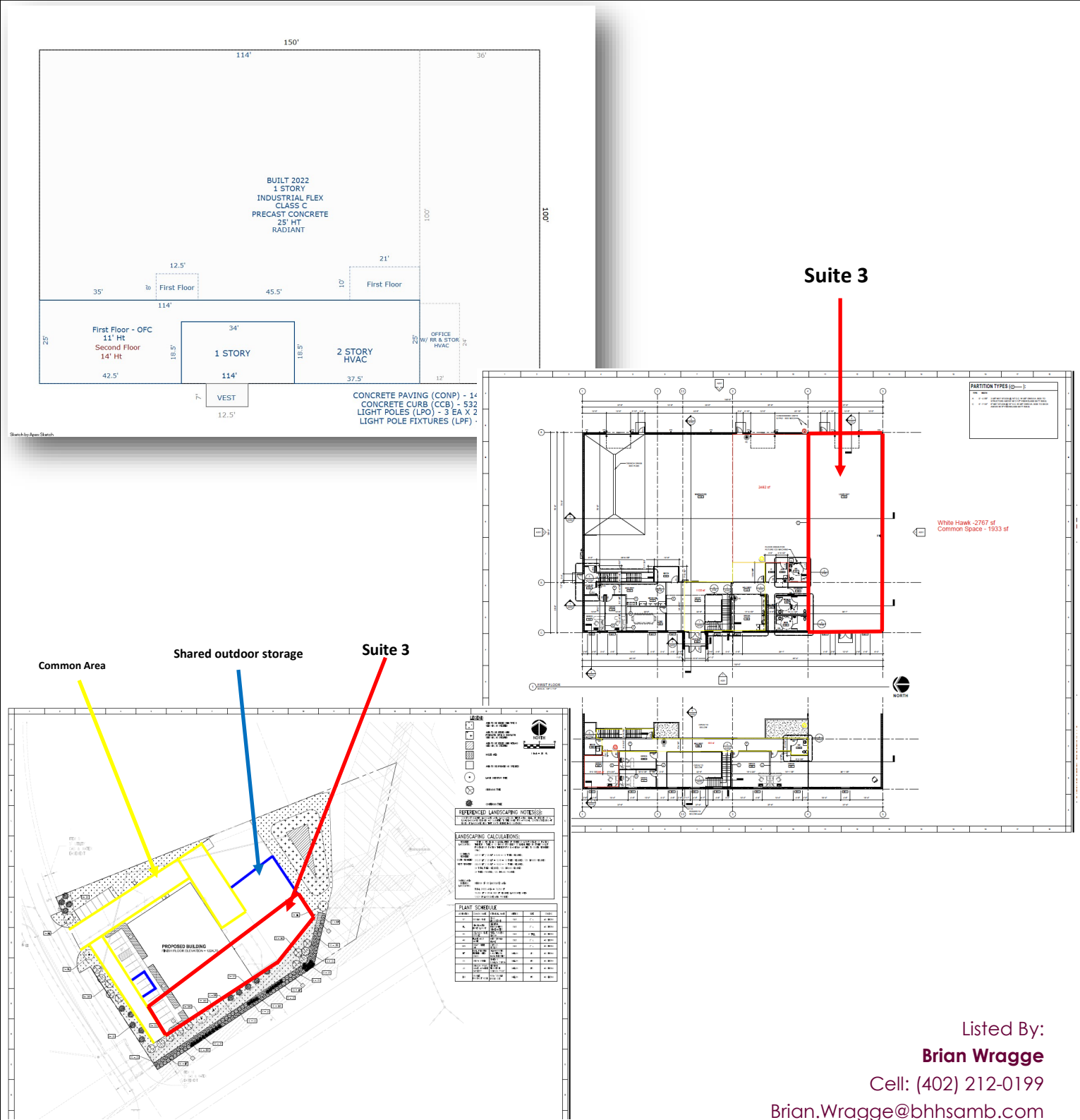
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BUILDING LAYOUT

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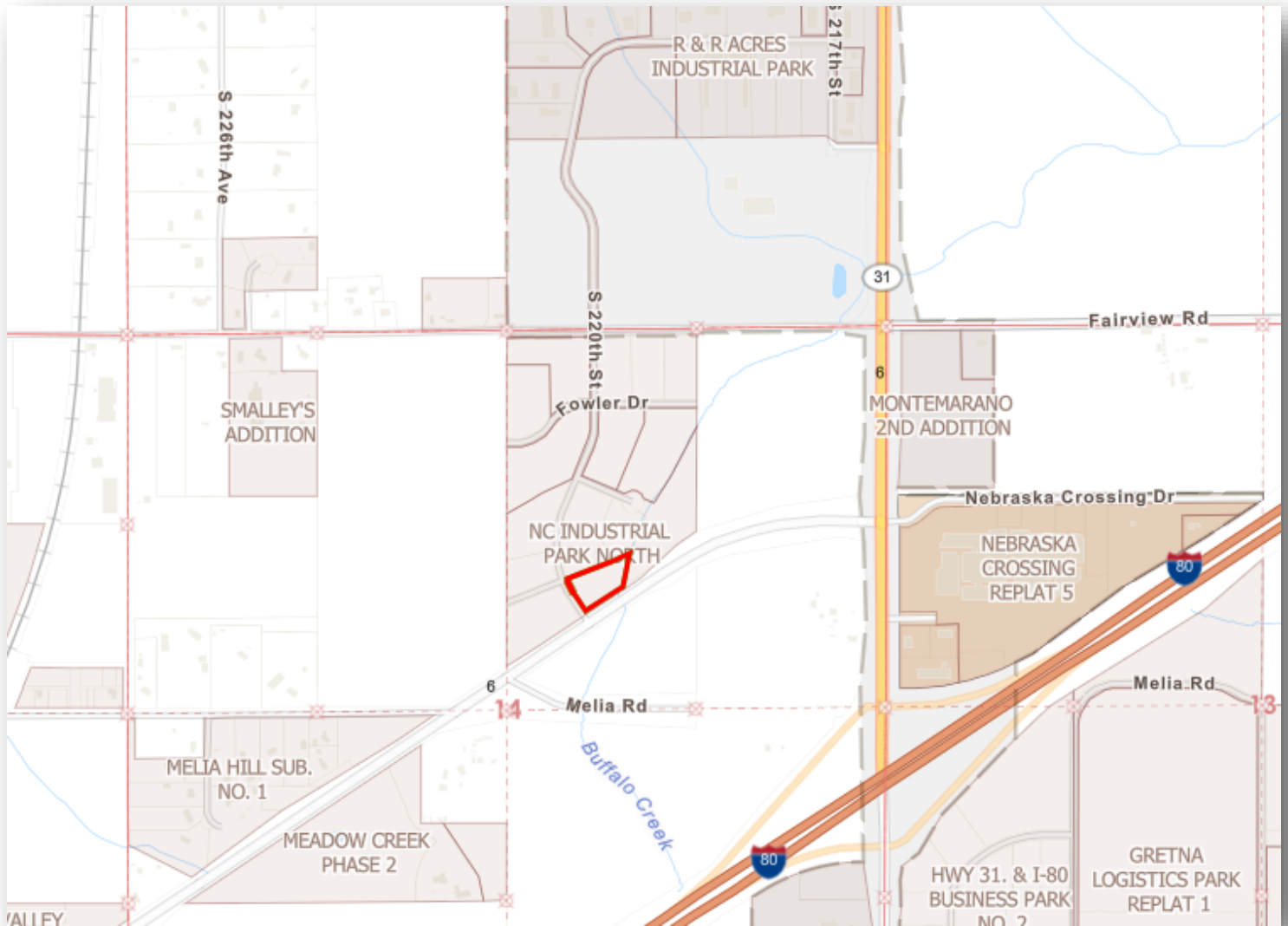
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PLOT AERIAL

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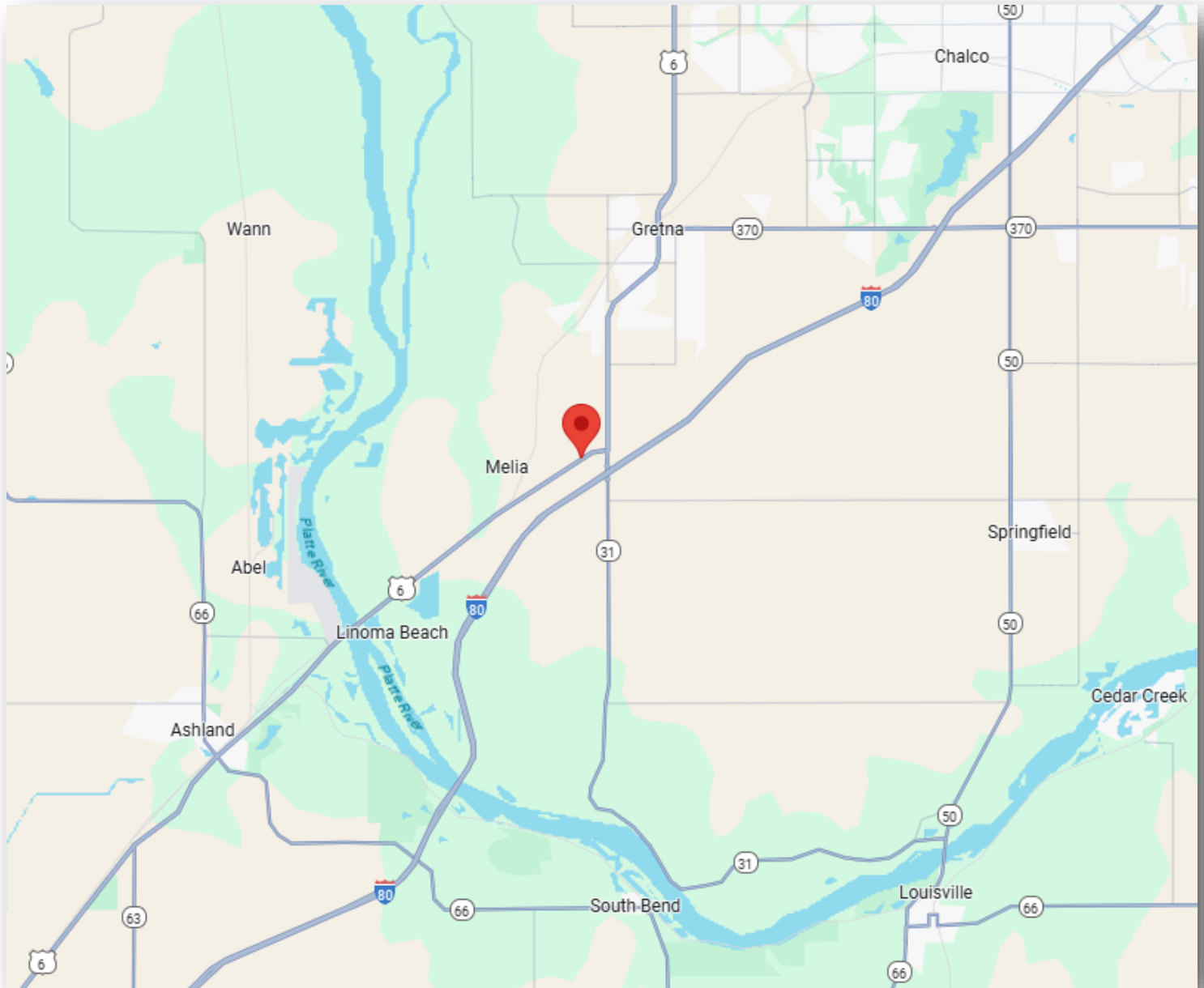
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MAP AERIAL

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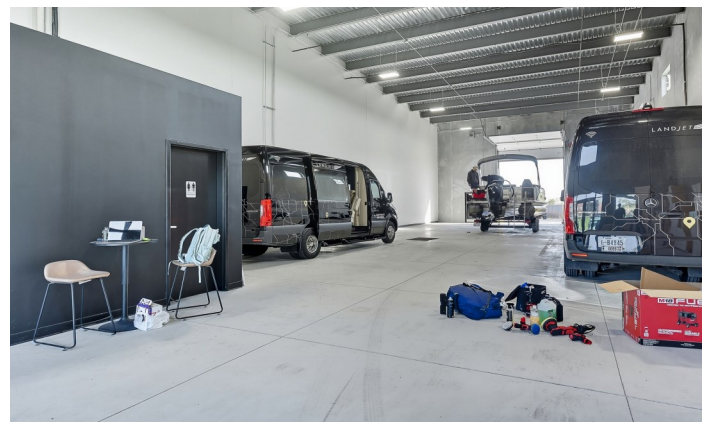
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PHOTOS

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