

Gretna Logistics Building I

Gretna, NE 68028



FOR LEASE

405,600 SF Industrial Building

Lease Rate: \$7.00 PSF NNN



Property Description

Introducing the first to market CROSS DOCK, Class A Industrial Development. This 405,600 SF speculative CROSS DOCK industrial building is being developed by NewStreet Properties. Property is located in the Sarpy West Industrial Submarket which occupies Facebook, Amazon, Google, XPO, and Walmart. Situated between Omaha, Nebraska's largest city and Lincoln, the State's Capital, the site offers immediate access to I-80. I-80 is the second longest east-west transcontinental freeway in the U.S., crossing the U.S. from California to New Jersey. I-80 connects to I-29 which provides north-south interstate access from Kansas City to the Canadian/U.S. Border.

Building Features

- Cross dock
- Trailer parking
- 52' x 50' Column spacing with 60' speedbays
- ESFR
- 36' Clearance

Area Amenities

- Access to I-80
- Proximity to Omaha and Lincoln
- A population of 10MM within 300 miles

Contact Information

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Property Information

Lease Rate	\$7.00 PSF NNN	Building Construction	Precast & Steel
Total Building SF	405,600 SF	Zoning	GC - Allows for Industrial Use
Total Site Area	78.44 AC	Drive-In Doors	4
Minimum Divisible	100,000 SF	Dock High Doors	78
Max Contiguous	405,600	Fire Suppressant	ESFR
Year Built	2023	Clearance Height	36'
		Column Spacing	52' x 50'
		Trailer Parking	100 Stalls
		Auto Parking	228 Stalls

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Building Renderings



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BIRDSEYE AERIAL



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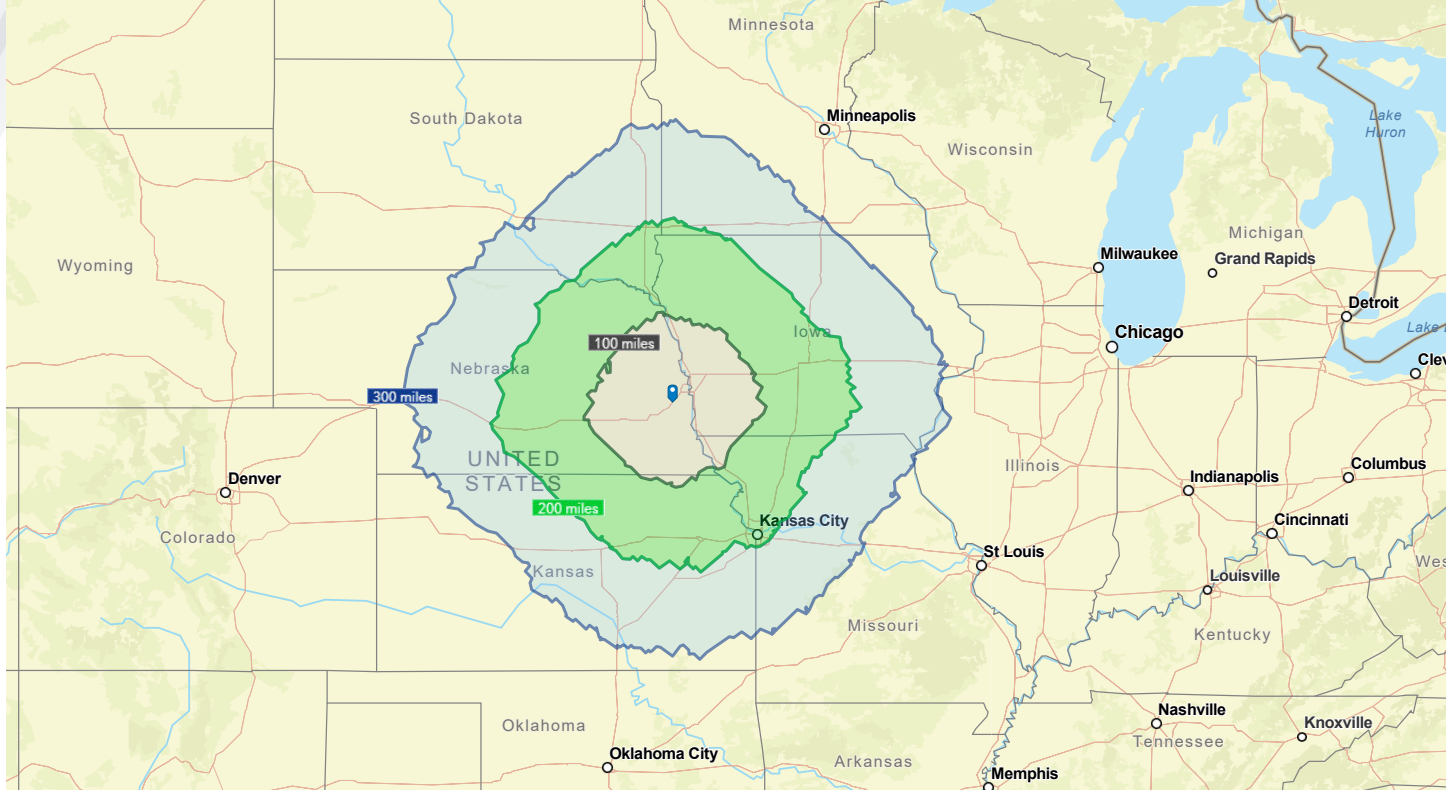
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Drive Time Map

100, 200 & 300 Miles



POPULATION & EMPLOYMENT

9,919,806

Population



65%

White Collar



24%

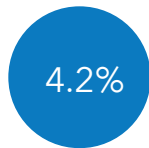
Blue Collar



Services

10%

Unemployment Rate



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