

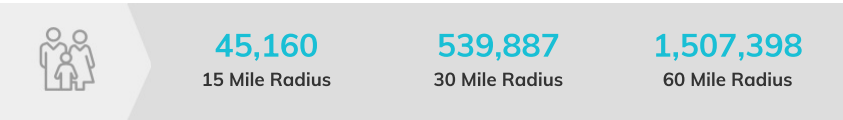
Fremont; 66,984 SF - 2263 Business Park Drive
2263 Business Park Dr | Fremont, NE | US | Dodge County
Available SF: 48,836 | Lease Rate: \$37.32 | Sale Price: \$2,500,000



Property and Area Description

Large commercial or industrial complex with warehouse, office, and large shop on 17 acres. Conveniently located on the west edge of Fremont. Presently John Deere Dealership location.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Building Type:	Warehouse & Distribution, Industrial, Commercial
Available SF:	48,836
Total SF:	66,984
Expandable:	Unknown
Zoning:	Commercial
Site Size:	17.26 Acres
Year Built:	1983
Former Use:	Dealership
Can Subdivide:	Unknown
Within City Limits:	Unknown
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price:	\$2,500,000
Sale Price Note:	2500000
Lease Rate:	\$37.32
Lease Rate Note:	\$37.32 PSF
Last Updated:	Jan 4, 2022

Transportation

Nearest Highway: 30 (.50 mi.)
Nearest Interstate: I80 (42 mi.)
Ingress/Egress Notes: n/a
Nearest Airport: Eppley Airfield (42 mi.)
Nearest Commercial Airport: Fremont Municipal Airport (.5 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown
Rail Contact: n/a
Rail Contact Phone: n/a
Rail Contact Email: n/a
Short Line Contact: n/a
Short Line Contact Phone: n/a
Short Line Contact Email: n/a

Economic Development Contact

Megan Skiles
Greater Fremont Development Council
1005 E 23rd St, Ste 2
Fremont, NE 68025
| megan.skiles@fremontecodev.org

Utilities

Electric: Fremont Department of Utilities
Natural Gas: Fremont Department of Utilities
Water: Fremont Department of Utilities
Sewer: Fremont Department of Utilities
Telecommunications: See description of capability

Realtor/Owner Contact

Marlin Brabec
Don Peterson & Associates
4027219700 | marlin@donpeterson.com

A large, modern industrial building with a green entrance canopy and signage for 'Pittsley' and 'Pittsley Power & Equipment'. The building has a corrugated metal exterior with vertical brown stripes. A silver sedan is parked in the foreground, and a white pickup truck is visible in the background. The ground is covered in dry, brown grass.



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