

GRETNA LOGISTICS PARK

BUILDING 1

405,600 SF | \$7.00 PSF (NNN)

15052 S 210TH STREET • GRETNA, NE 68028



WWW.INVESTORSOMAHA.COM [in](#) | [f](#) | [ig](#)



KEVIN STRATMAN, CCIM, SIOR
402.778.7520
kstratman@investorsomaha.com



RYAN ZABROWSKI, CCIM, SIOR, CRE
402.778.7557
rzabrowski@investorsomaha.com



*INDIVIDUAL MEMBERS

OFFERING SUMMARY

Lease Rate	\$7.00 PSF (NNN)
Est. Op. Exp.	\$2.00 SF/YR
Available SF	100,000-405,600 SF
Building Size	405,600 SF
Property Type	Industrial
Year Built	2024
Zoning	Heavy Industrial (I-2)

PROPERTY OVERVIEW

Gretna Logistics Park is Nebraska’s premier industrial development, spanning 165 acres in one of the state’s fastest-growing communities. Ideally located just off Interstate 80 in Gretna, the site offers direct access to both Omaha and Lincoln—Nebraska’s two largest metro areas. With a combined population of over 1.35 million, these markets provide a strong labor force and significant consumer reach. Positioned on the southwestern edge of the Omaha metro, the park is just 25 minutes from downtown Omaha and 35 minutes from downtown Lincoln.

Positioned with prime frontage along Interstate 80, Gretna Logistics Park offers outstanding connectivity to key regional transportation corridors, including I-80, US Highway 6, and Nebraska Highway 31. This central location provides efficient access to both regional and national markets. Within a 400-mile radius, the park reaches over 11 million households and nearly 30 million people.

Building 1 at Gretna Logistics Park is the first cross-dock speculative warehouse developed in the Omaha metro area, setting a new standard for modern industrial space in the region. This 405,600 SF state-of-the-art facility features 36-foot clear heights for optimized vertical storage, abundant dock doors with expansion capability, and expansive trailer and auto parking to support high-volume operations. Completed in 2024, the building is fully equipped and ready for immediate occupancy—offering users a rare opportunity to occupy best-in-class space in a premier logistics location.

PROPERTY HIGHLIGHTS

- » Nebraska’s largest Class A speculative warehouse
- » Excellent access to Interstate 80
- » All 41 dock positions fully equipped with 45,000 lb pit levelers, bumpers, seals, and wheel chocks
- » Ability to add additional dock doors - 37 knock out panels to expand dock total to 78
- » ESFR sprinkler system
- » Potential to expand both vehicle and trailer parking
- » Landlord willing to consider subdividing subject to acceptable terms
- » Build-to-suit possible



BUILDING INFORMATION

Building Size	405,600 SF
Min Divisible	100,000 SF
Max Contiguous	405,600 SF
Ceiling Height	36'
Number of Floors	1
Year Built	2024
Dock Doors	41 (9' x 10')
Knock Out Panels	37
Drive-In Doors	4 (12' x 16')
Truck Court Depth	185'
Construction Type	Precast & Steel
Flooring	Concrete
Bay Spacing	52' x 50' Column Spacing with 60' Speedbays
Roof Type	TPO

SITE INFORMATION

County	Sarpy
Zoning	I-2 (City of Gretna)
Lot Size	78.44 AC
Location Description	Near I-80 & Platteview Road

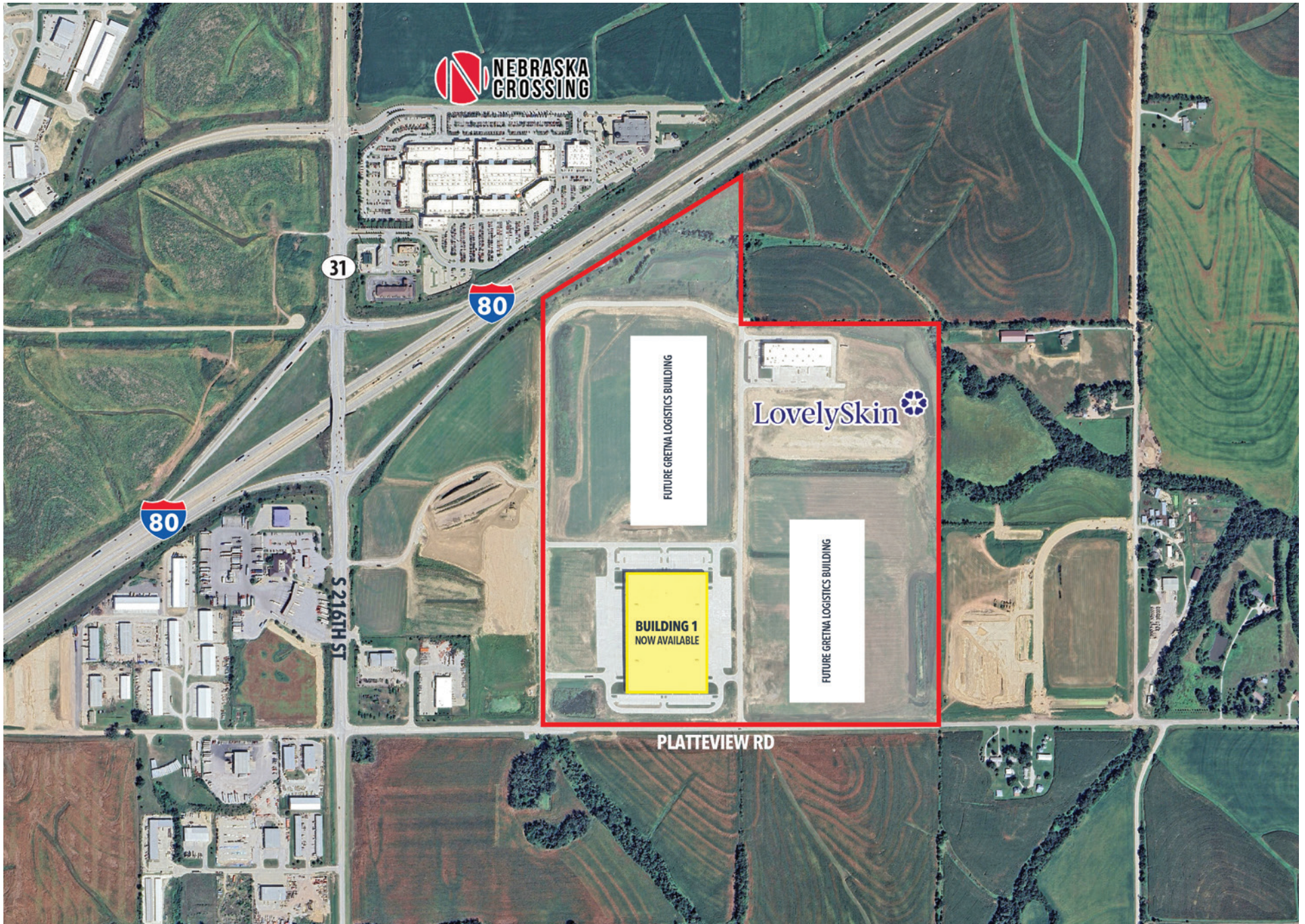
UTILITIES & AMENITIES

Electric Provider	OPPD
Power Description	3,000A, 480Y, 277V, 3P, 4W
Interior Lighting	LED with Motion Sensors
Sprinkler Description	ESFR
Gas	Black Hills Energy
Water/Sewer	City of Gretna

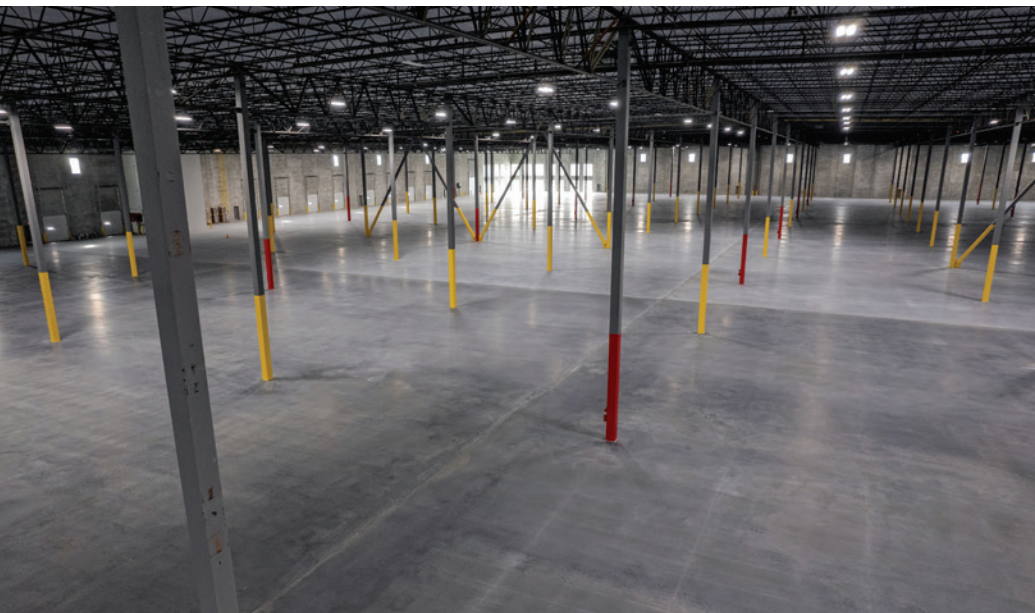
PARKING

Parking Type	Surface
Parking Stalls	342
Parking Ratio	84:1,000
Trailer Parking	100
Note: Both auto and trailer court expandable	

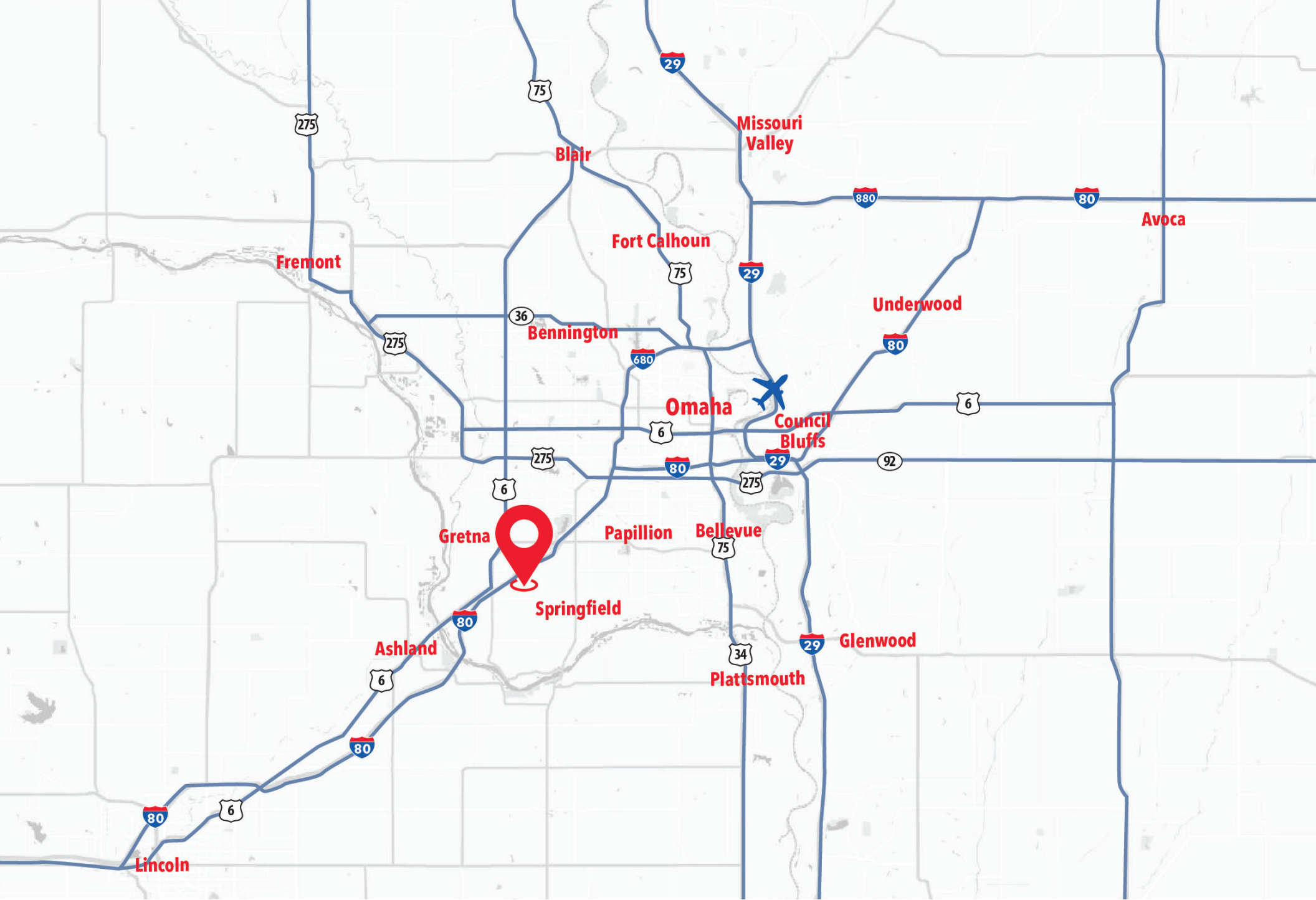














POPULATION

100 MILES 2,000,124

200 MILES 7,388,798

400 MILES 28,098,149



HOUSEHOLDS

100 MILES 784,695

200 MILES 2,929,235

400 MILES 11,193,006

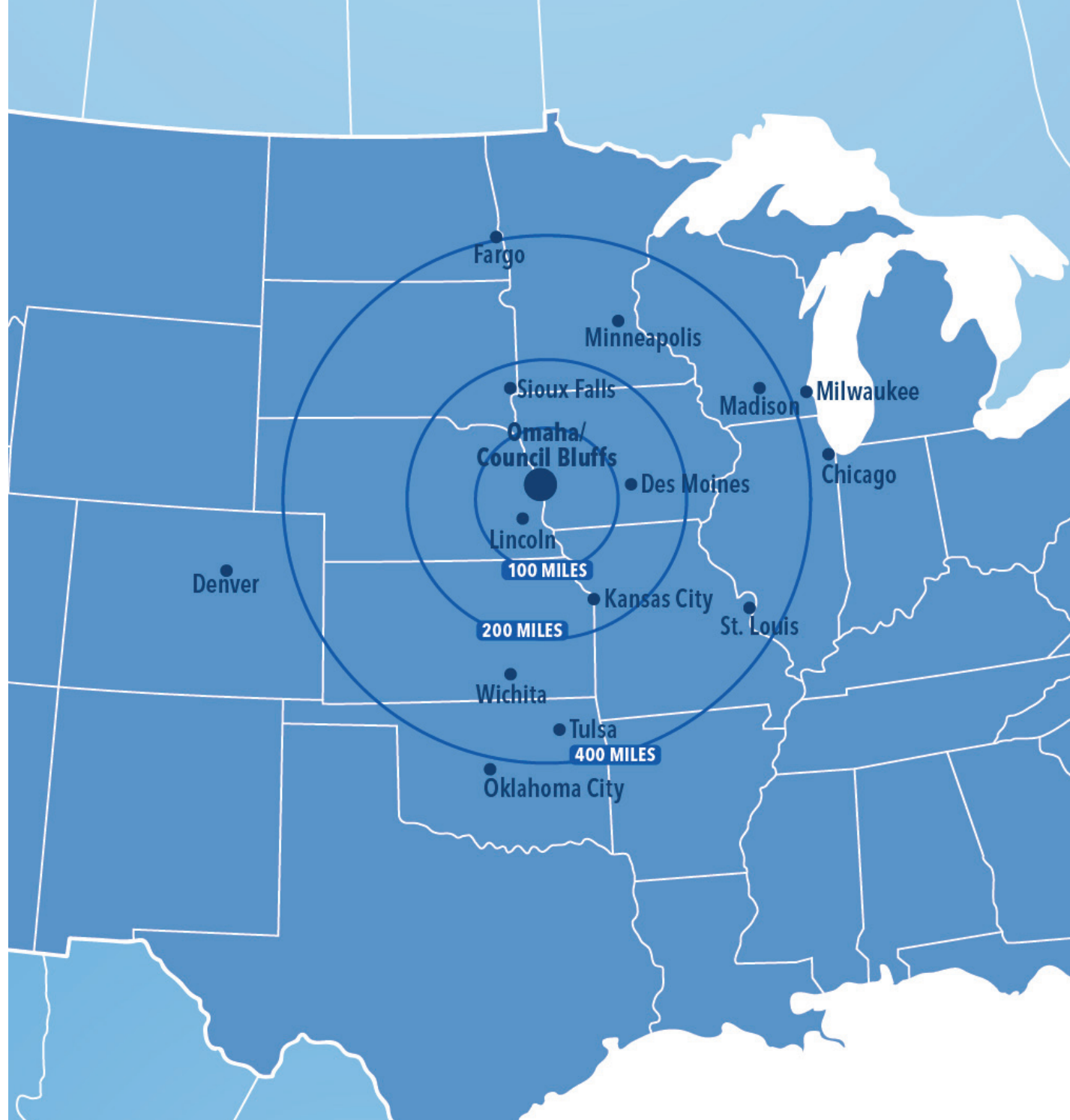


MSA POPULATION

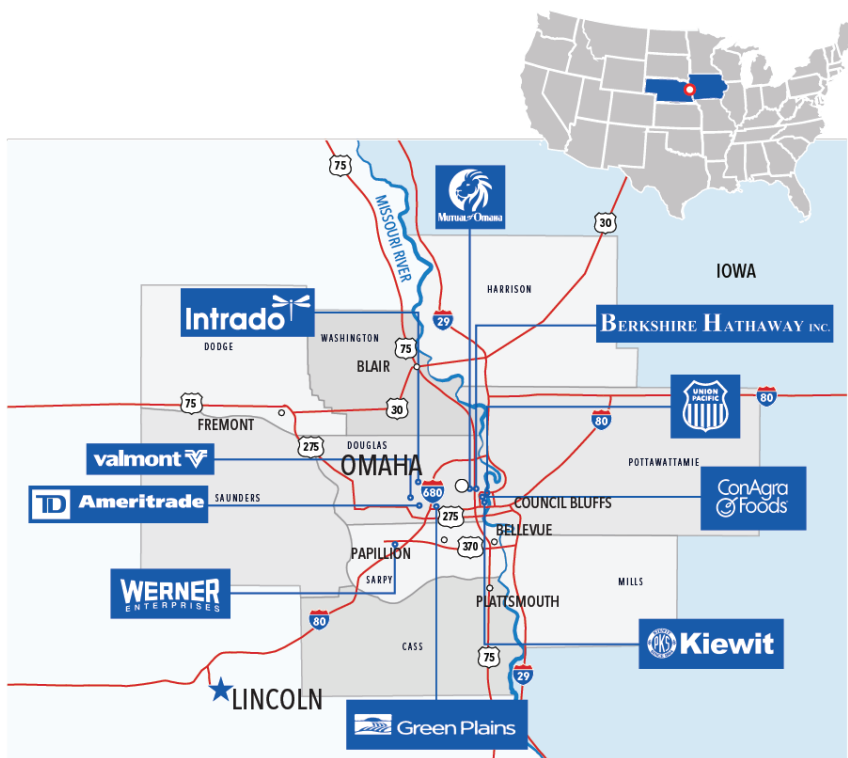
OMAHA 1,001,010

LINCOLN 343,620

TOTAL 1,344,630



U.S. Census Bureau



With the Omaha-Council Bluffs Metropolitan Statistical Area (MSA) now surpassing the one-million population mark, this region continues to thrive as a key economic and cultural hub. Omaha is renowned for its beef industry but is also rapidly emerging as a major technology center. The city's central location, well-educated workforce, and robust communications infrastructure fuel its diverse economy, which is built primarily on skilled-knowledge jobs.

Omaha's steady economy is supported by a low unemployment rate of 2.8%, one of the lowest in the nation, and its affordable cost of living makes it an attractive option for both companies and families. Between 2010 and 2016, the city grew by seven percent, surpassing the national average. Over the past decade, the MSA has added 31,000 jobs, double the national average.

Named one of the Top 10 Cities to Raise a Family, Omaha continues to offer an exceptional quality of life. The Henry Doorly Zoo and Aquarium ranks among the best in the world, and the city's sports scene draws fans from across the country, especially for the College World Series held every June. CHI Health Omaha Convention Center, the largest arena in the state, hosts a variety of events, including concerts, sports, rodeos, and family shows, and has even served as the venue for Summer Olympics Swim Trials and NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffett's Berkshire Hathaway, Kiewit Corporation, Union Pacific Corporation, and Mutual of Omaha. As one of the 39th fastest-growing metropolitan areas in the U.S., Omaha's neighboring Council Bluffs, Iowa, is also experiencing rapid growth, with both cities collaborating on major development and redevelopment projects.

Despite its growth, Omaha maintains its "20-minute city" reputation, where residents and visitors can reach nearly anywhere in town in a short amount of time. This makes Omaha a convenient and desirable place to live, work, and play.

OMAHA OFFERS BUSINESSES:

- » Strategic, central location
- » Hub of the nation's fiber connectivity
- » Pro-business climate; low cost of doing business
- » Business incentives that reward performance
- » Stable and healthy economy
- » Educated, motivated and affordable workforce
- » Savings on real estate costs
- » Lower cost of living
- » Available, reliable, and affordable utilities

FORTUNE 500 HEADQUARTERS:



OPERATIONAL HEADQUARTERS/DIVISIONS:



FORTUNE 1,000:

