





OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
NNN Expenses:	\$3.49 PSF
Available SF	6,752 SF
Date Available	December 1, 2026
Building Size:	17,775 SF
Lot Size:	73,088 SF
Number of Units:	1
Year Built:	2023
Zoning:	I-1

PROPERTY OVERVIEW

20040 Hampton Drive offers 6,752 SF of flex space available within a well-maintained 2023-built building in the rapidly expanding Gretna market. The space features approximately 800 SF of showroom buildout, 2 private offices and restrooms, complemented by a 22' ceiling height and strong power capabilities to support a variety of industrial, showroom, or service-based users. Two 14' by 14' grade-level doors provide convenient drive-in access, and the site includes limited exterior storage space. Positioned just minutes from Highway 370, Highway 6, and Interstate 80, the property benefits from excellent access and visibility amid significant surrounding growth, including new mixed-use and multifamily developments nearby.

PROPERTY HIGHLIGHTS

- Move-in-ready showroom space
- Functional Industrial Specs - 22' clear height ceilings and strong power capabilities suit light industrial and service users
- Convenient Access - Two grade-level doors with exterior storage space included
- Prime growth corridor - Minutes from Hwy 370, Hwy 6, and I-80, surrounded by new developments

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LOCATION INFORMATION

Street Address	20040 Hampton Drive
City, State, Zip	Gretna, NE 68028
County	Sarpy
Location Description	Located in the fastest-growing city in Nebraska, near major corridors
Market	Omaha-Council Bluffs

BUILDING INFORMATION

Building Size	17,775 SF
Available	6,752 SF
Tenancy	Multiple
Ceiling Height	22'
Number of Drive-In Bays	(2) 14' x 14'
Construction	Metal
Floor Drains	No
Office Space	Showroom and 2 private offices
Year Built	2023
Condition	Excellent

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1
Lot Size	73,088 SF
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	90
Parking Ratio	5.06/1,000
Concrete	6"

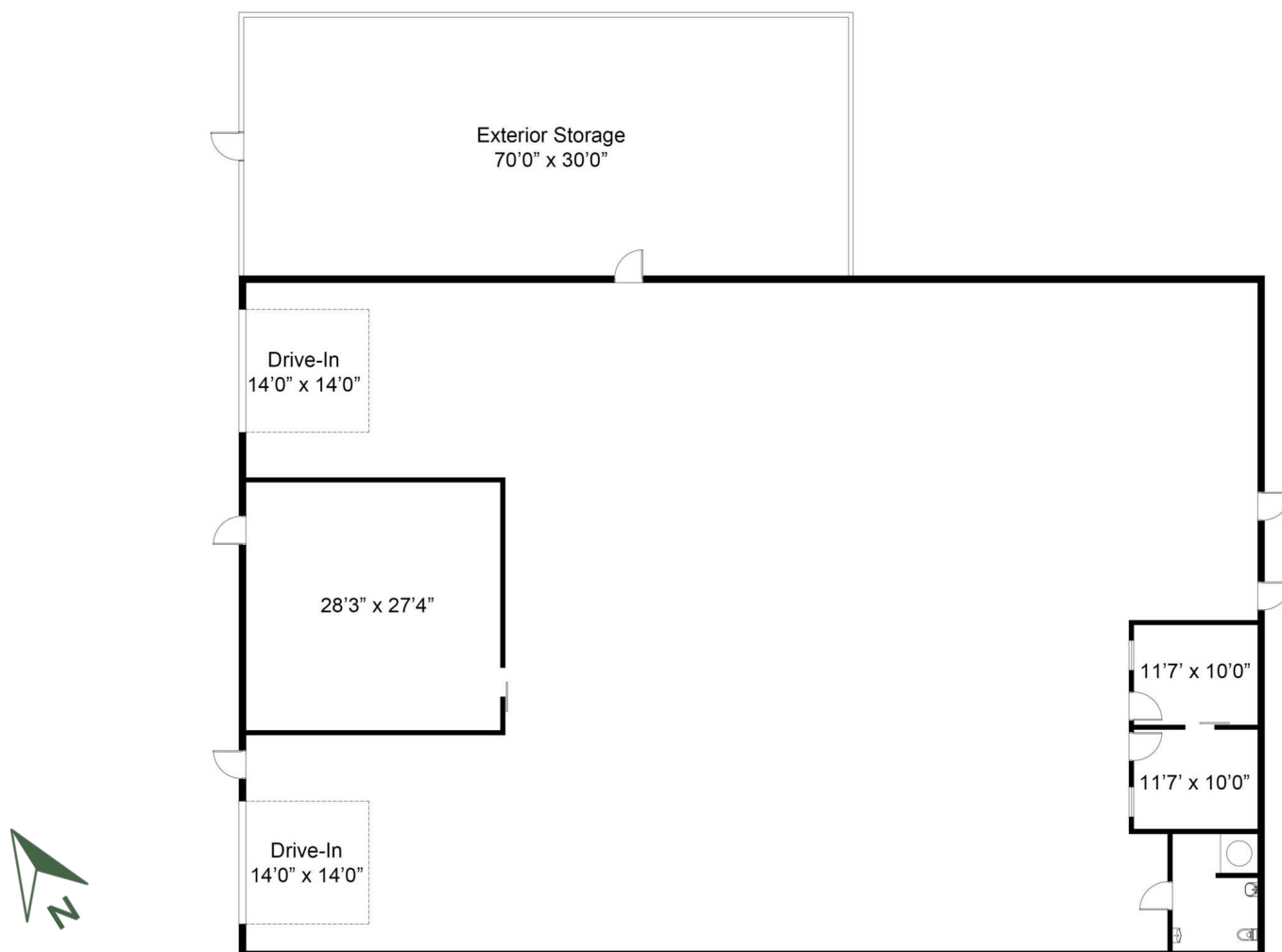
UTILITIES & AMENITIES

Heat	Radiant
Power	
Electric Service	OPPD
Gas Service	M.U.D

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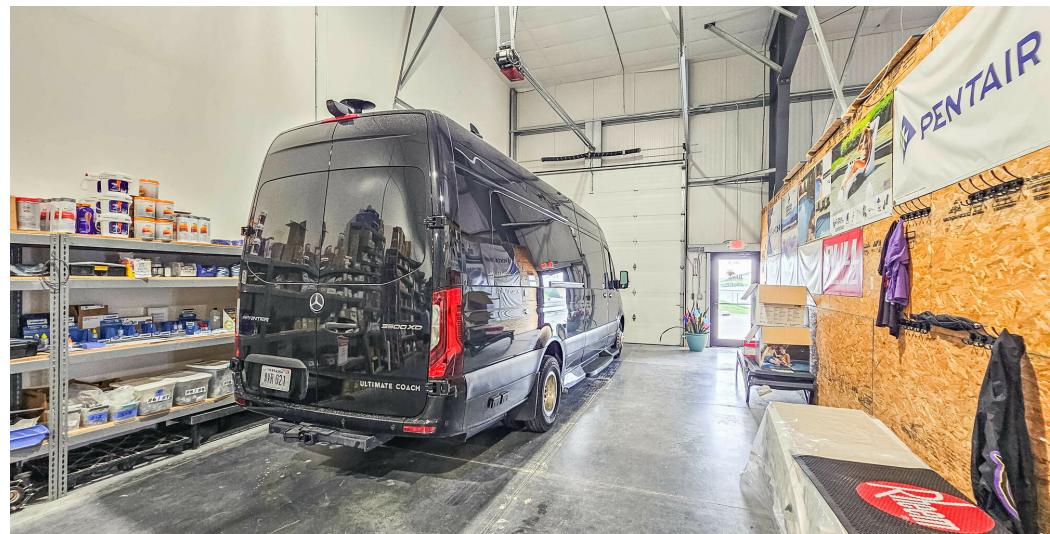
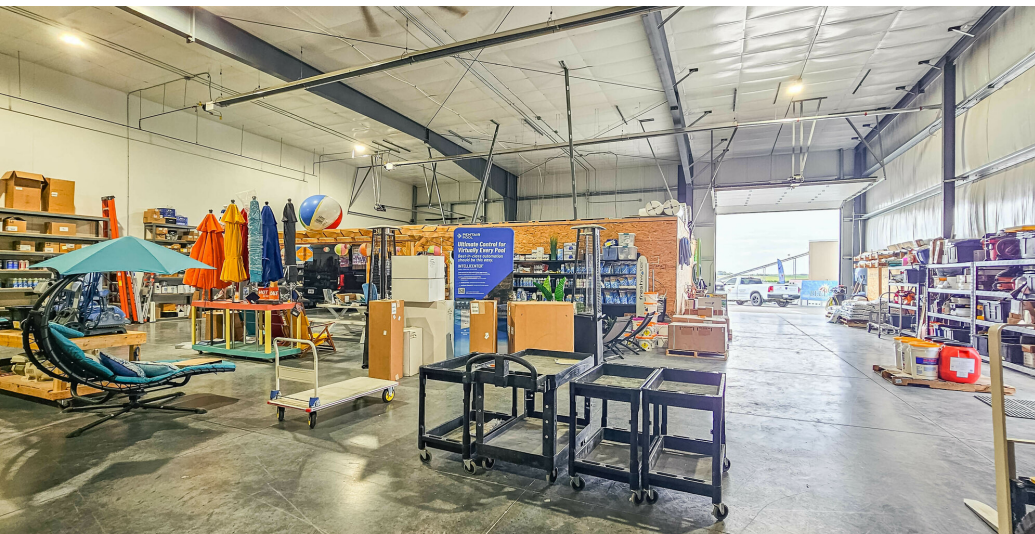




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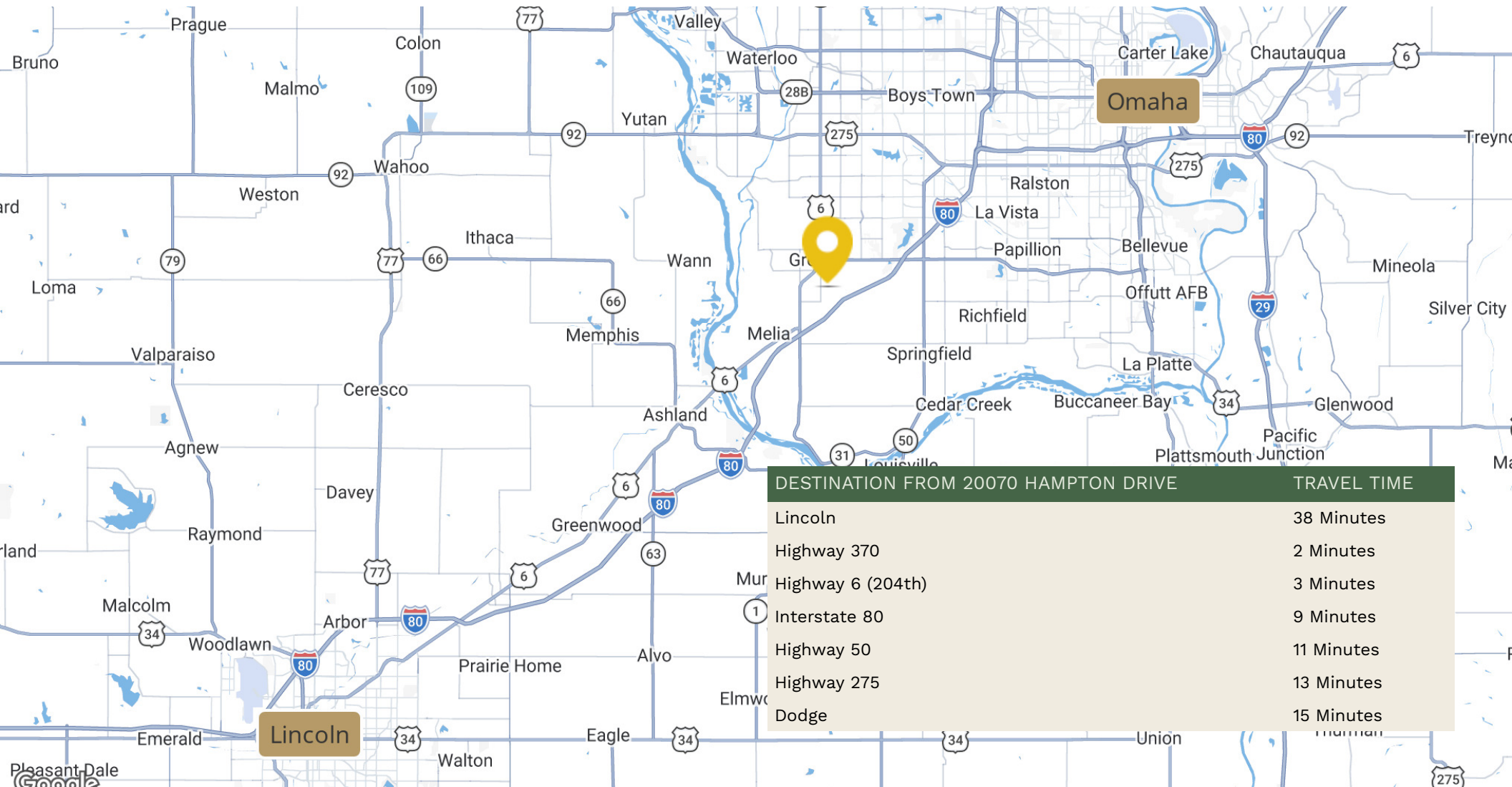
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