

1003

FORT CROOK
ROAD NORTH

BELLEVUE | NE



4,813 SF BUILDING
FOR SALE / FOR LEASE

CBRE

LEASE DETAILS

Building Size	4,813 SF
Sale Price	\$450,000 / \$94.00 PSF
Lease Rate	\$12.00 PSF, NNN
Estimated NNNs	\$4.00 PSF (2026)

Property Features

- ◆ Service garage located in Southroads Technology Park
- ◆ Ceiling / clear height: 17' 6"
- ◆ Warehouse space with floor drains and forced air heat
- ◆ Two offices with reception area
- ◆ 7 - 10' x 10' overhead doors
- ◆ 3 phase 200 amp maximum power
- ◆ Roof replaced in 2022
- ◆ Business General zoning
- ◆ ±25 parking stalls
- ◆ Lot size: 0.5 AC / 21,780 SF
- ◆ Restrooms: 1 shop, 1 warehouse
- ◆ Nearby tenants include: US Bank, TierPoint Data Center, Cornerstone Christian School, and Bob's Fitness
- ◆ Situated at the southeast corner of heavily trafficked Fort Crook Road North and Camp Brewster Road
- ◆ Traffic counts: 20,500 vehicle per day for nearby Fort Crook Road & Childs Road



Demographics	1 Mile	3 Miles	5 Miles
Population	5,335	57,390	148,098
Daytime Population	5,651	49,013	147,747
Businesses	168	1,384	3,520
Average HH Income	\$103,972	\$93,434	\$94,102

BUILDING INFORMATION

GENERAL

BUILDING SIZE	4,813 SF
BUILDING DIMENSIONS	106' x 45.5'
YEAR BUILT	1968
ZONING	BG - Business General
LOT SIZE	0.5 AC / 21,780 SF
PARKING	±25 stalls
NUMBER OF FLOORS	One
CONSTRUCTION	Concrete block
CEILING HEIGHT	17'6"

FLOOR DRAINS	Yes
POWER	3 phase, 200 amp maximum
OFFICE AREA	<ul style="list-style-type: none"> Office 1: 17'6" x 12'6" Office 2: 17' x 14'6" Reception: 16' x 21'
OFFICE DIMENSIONS	22' X 45.5'
HVAC	Office only / Warehouse Forced air heat
DOORS	7 - overhead doors (10' X 10')
ROOF	Replaced in 2022
RESTROOMS	Two total; 1 - office area / 1 - warehouse



SUBMARKET
BELLEVUE



LOT SIZE
0.5 AC



YEAR BUILT
1968



BUILDING SIZE
4,813 SF



HVAC - OFFICE
FORCED AIR HEAT
- WAREHOUSE



FEATURES
FLOOR DRAINS 7
- O.H. DOORS

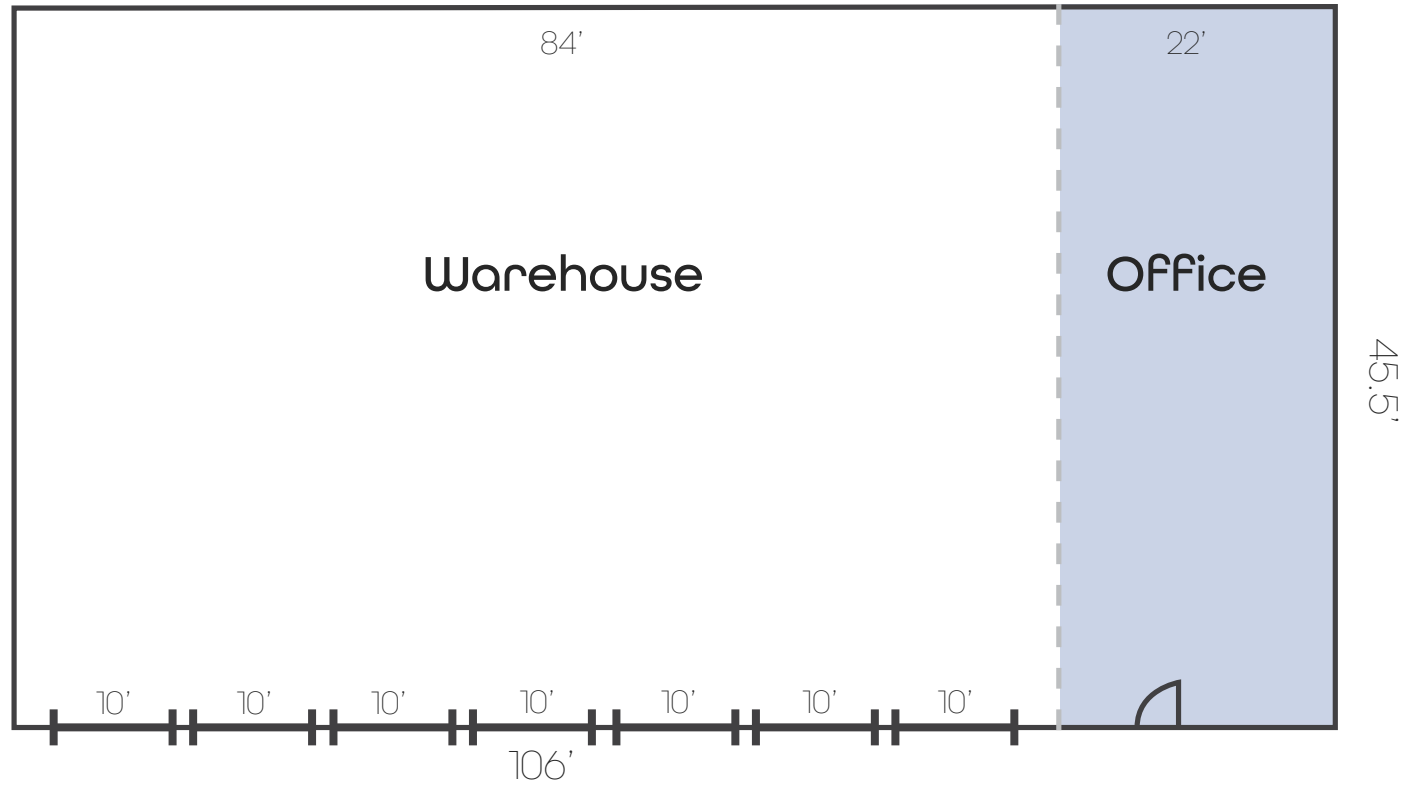
INTERIOR PHOTOS



FLOOR PLAN

Industrial Flex Building
4,813 SF

 Overhead
Doors
10' X 10'



BUILDING AERIAL



Pendleton Woolen Mills

usbank

Bob's Fitness Complex

Forest Station Elementary School

Firestone

FORT CROOK ROAD NORTH

SCOOTER'S CENTER

Cote's Complete Auto Repair

1003
FORT CROOK
ROAD NORTH

Cornerstone Christian School

John's Grecian Delight

CHILDS ROAD E

Vasa Fitness

LOCATION AERIAL

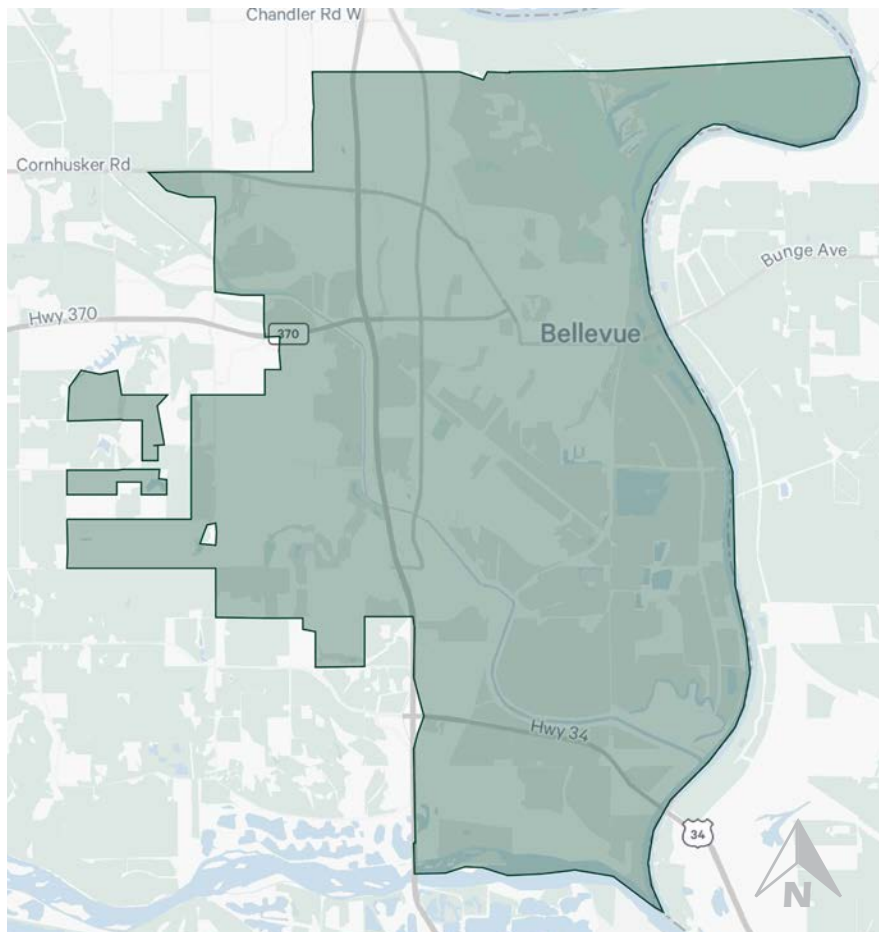


WHY BELLEVUE

LOCATED IN EASTERN NEBRASKA,

Bellevue is a suburban area located within the Omaha, Nebraska's Metropolitan Statistical Area (MSA) in Sarpy County.

Bellevue is located on the southeast side of Sarpy County and approximately borders the Missouri River to the east, S 60th street to the west and the Platte River to the south.



SARPY COUNTY

LOCATED IN EASTERN NEBRASKA,

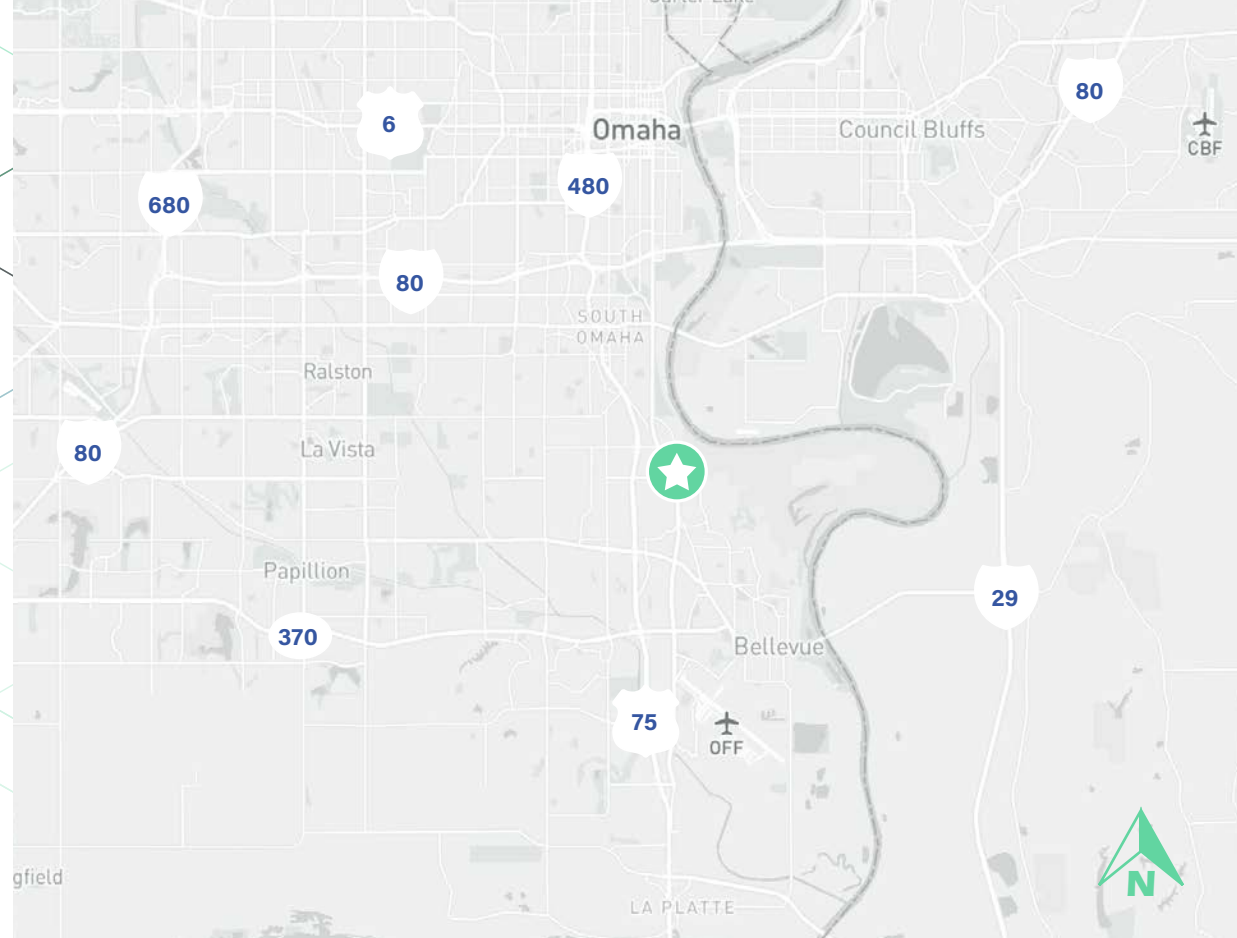
Sarpy County is located in the Omaha, Nebraska's Metropolitan Statistical Area (MSA), and is home to the cities of Bellevue, Papillion, La Vista, Gretna and Springfield. Sarpy County covers 248 square miles and borders the Missouri River to the east, the Platte River to the south and west, and Harrison Street to the north.

- ◇ Fastest growing county in the state of Nebraska
- ◇ Primary industries are health care & social assistance, retail trade, educational services, construction and public administration
- ◇ The population has grown 27.6% since the 2010 census
- ◇ The median household income is 29.8% higher than the U.S. median household income

2024 Demographics	Bellevue	Sarpy County	Omaha MSA
Population	64,898	205,177	1,005,260
2020-24 Pop. Growth Rate	-0.02%	1.41%	0.73%
2024-29 Pop. Growth Rate	0.51%	1.10%	0.57%
Median Age	37.6	36.1	36.9
Pop. 25+ w/ Bachelor's+	34.4%	43.6%	41.1%
Average HH Income	\$106,807	\$126,211	\$118,937
Median HH Income	\$90,365	\$104,697	\$85,551
Average Home Value	\$322,594	\$360,814	\$341,061

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