



FOR SALE/LEASE

2416 CASTELAR STREET
OMAHA, NEBRASKA 68108



Sheelytown - Castelar

Flex/Industrial | Delivery April 2026

CBRE



New Flex Opportunity

A unique opportunity for contractors and small businesses
in the heart of South Omaha. Building completion/possession April 2026.

Phase One includes a 6,939 SF (divisible to 3,470 SF) freestanding flex/industrial building at 24th and Castelar available for lease or sale.

- Building 97' deep X 72' wide
- Building is "clear" span
- Ceilings: 15' - 18'
- Each bay features two drive-in doors (12' W X 12' H and 9' W X 10' H)
- Each bay has 507 SF office with one unisex restroom
- Radiant heat in warehouse area
- Occupancy rating S-1
- 200 amp, 3 phase electrical panel in each bay

Phase Two will include three 8,000 SF demisable flex/industrial buildings on 1.29 acre lot, offering varying bay sizes near 28th & Vinton that will also be offered for lease or for sale, **see listing at 3011-3065 South 28th Avenue.**

Designed to empower local businesses, this innovative ownership model makes property ownership affordable and accessible with creative seller financing available. By joining the Sheelytown LCA, you'll gain not just a stake in your space but also a voice in the community's growth and success.

— PHASE ONE —

2416 Castelar Street

SALE INFORMATION

Sale Price	*\$250 PSF
*Seller Financing	Incentives Available
Building Size	**6,939 SF
Lot Size	0.34 AC

** will divide in two

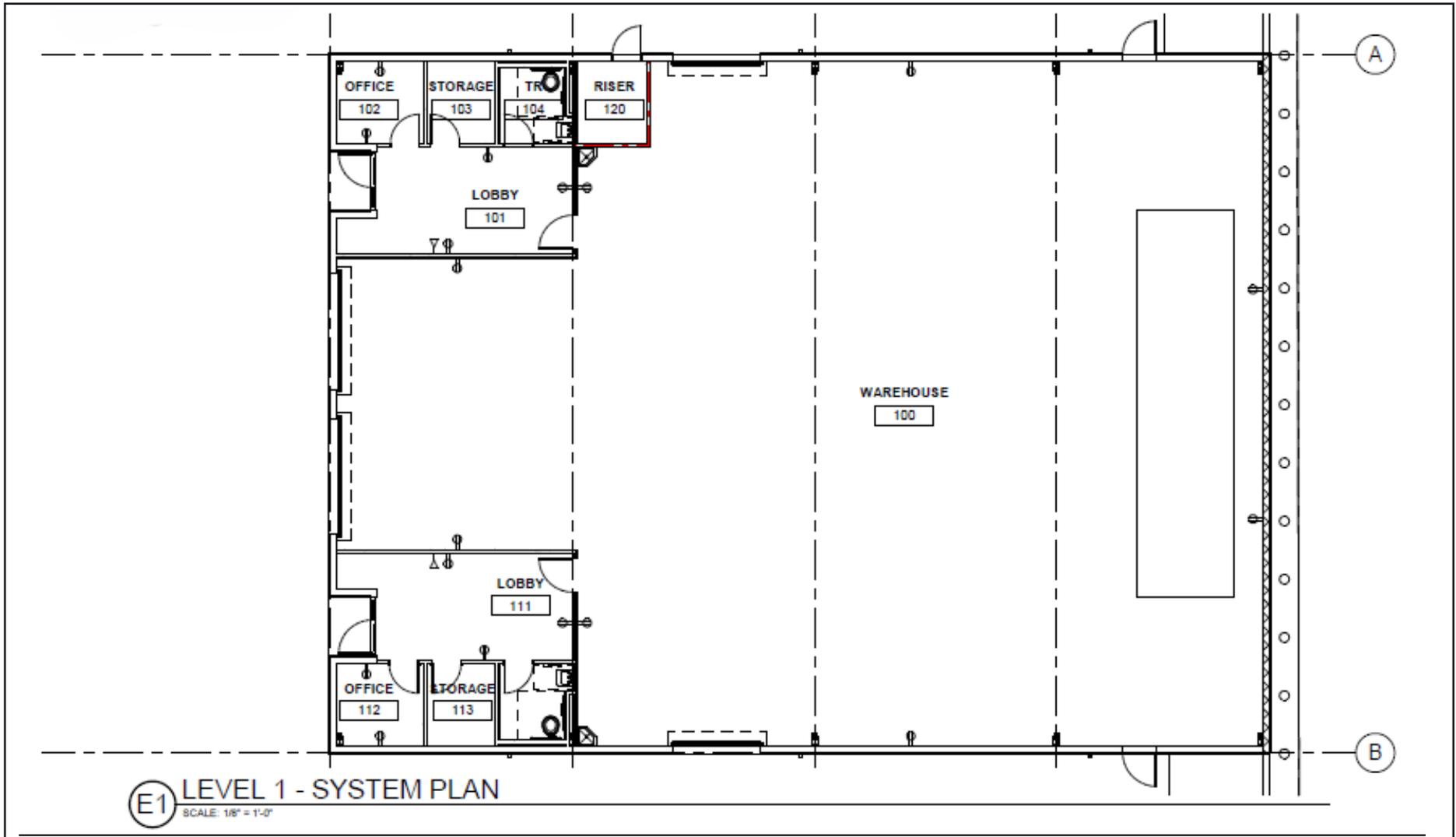
LEASE INFORMATION

Space Available	3,470-6,939 SF
Lease Rate	\$15.00 PSF
Lease Type	NNN

PHASE ONE

2416 Castelar Street | Floor Plan

3,470-6,939 SF



Sheelytown - Community Health Development

Location Aerial



**FOR SALE/LEASE**

Sheelytown - Castelar

Flex/Industrial

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FOR SALE/LEASE

Sheelytown

Phase Two | Flex/Industrial - Delivery Q3 2026

28TH & VINTON STREETS
3011-3065 S 28TH AVENUE
OMAHA, NEBRASKA 68105



CBRE



New Flex Opportunity

A unique opportunity for contractors and small businesses in the heart of South Omaha. Building completion/possession Q3 2026.

The second phase of the Sheelytown Limited Cooperative Association (LCA) is underway in South Omaha.

Phase One includes a freestanding flex/industrial building at 24th and Castelar available for lease or sale, **see listing at 2416 Castelar Street.**

Phase Two will include three 8,000 SF demisable flex/industrial buildings offering varying bay sizes that will also be offered for lease or for sale.

Both sites are situated just minutes from major highways and thoroughfares and perfectly positioned to connect your business with customers, suppliers and opportunities across the city.

Designed to empower local businesses, this innovative ownership model makes property ownership affordable and accessible with creative seller financing available. By joining the Sheelytown LCA, you'll gain not just a stake in your space but also a voice in the community's growth and success.

— PHASE TWO — 28th & Vinton

SALE INFORMATION

Sale Price	*\$250 PSF
*Seller Financing	Incentives Available
Building Size	8,000 SF
Lot Size	1.29 AC

LEASE INFORMATION

Space Available	2,000-8,000 SF
Lease Rate	\$15.00 PSF
Lease Type	NNN

PHASE ONE

2416 Castelar | Building Rendering



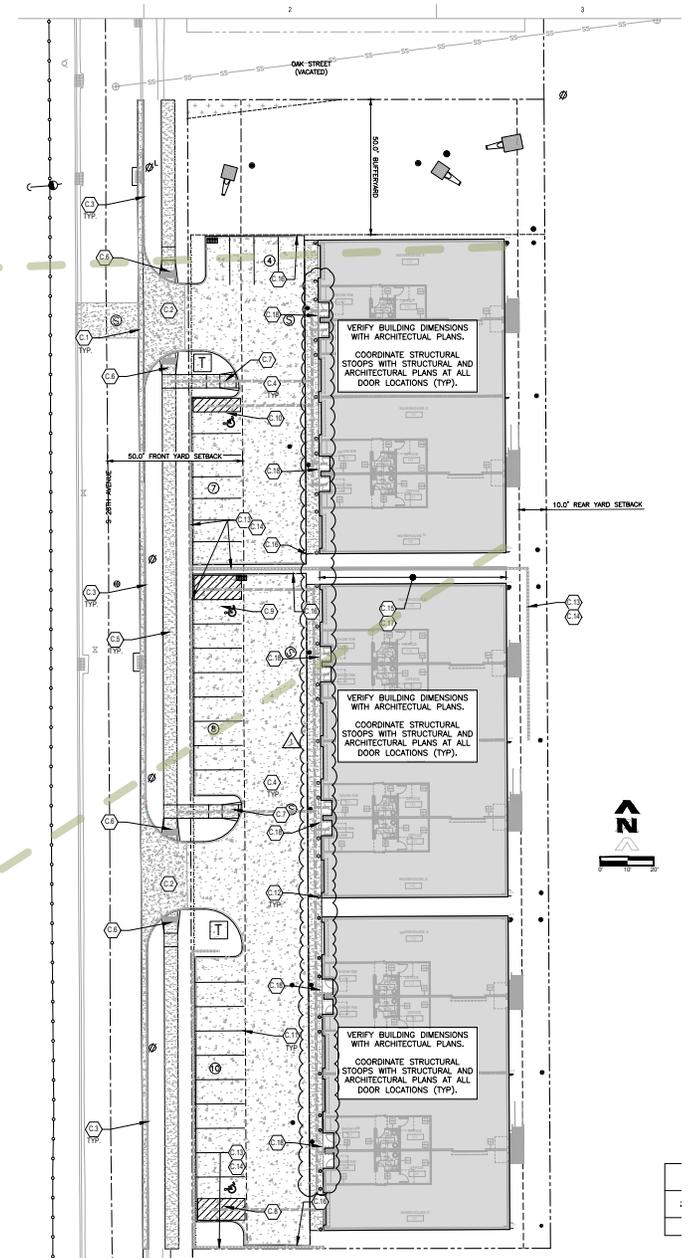
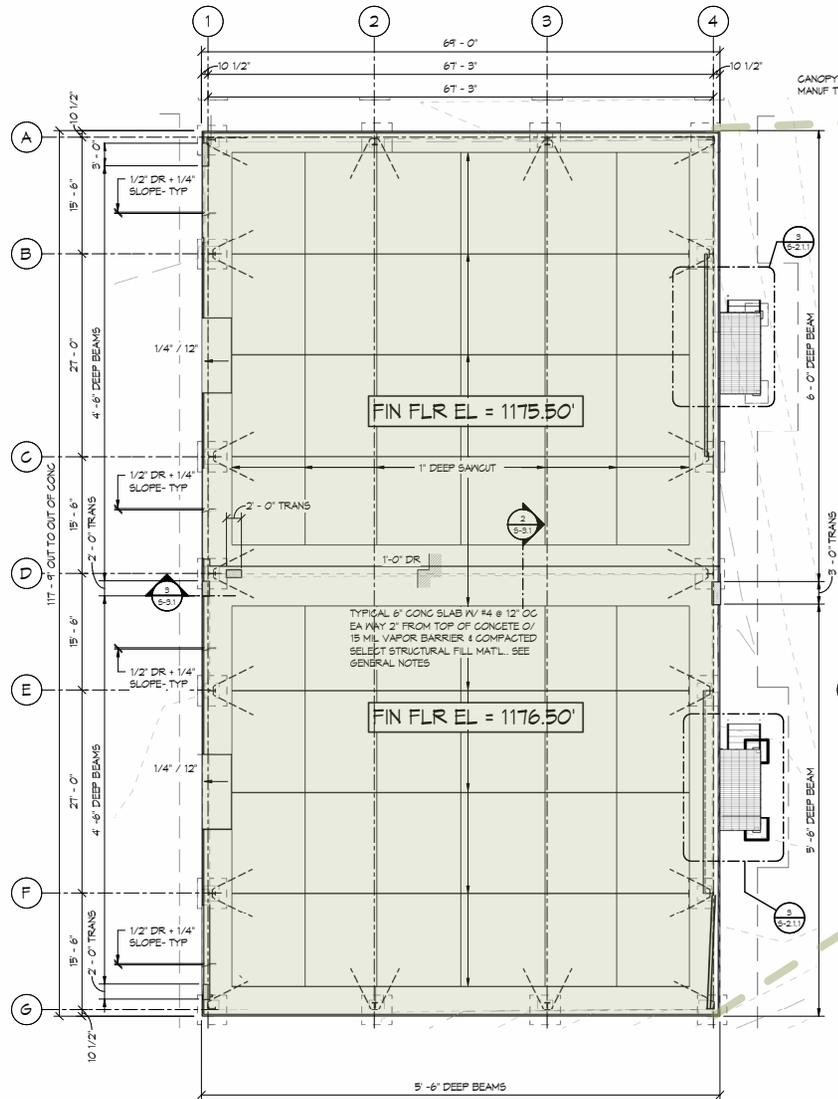
Demographics	1 Mile	3 Miles	5 Miles
Average Household income	\$82,798	\$81,488	\$86,596
Population	17,180	123,835	256,890
Daytime Employees	3,890	97,155	169,497

PHASE TWO

28th & Vinton | Floor & Site Plan

FLOOR PLAN - BUILDING 1

SITE PLAN -
THREE 8,000 SF BUILDINGS



Sheelytown

Location Aerial





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Phase Two | Flex/Industrial

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