

For Sale

Industrial Property

24,750 SF

10700 Sapp Brothers Drive | Omaha, NE 68138

\$4,900,500

Property Features

- Rare owner-user opportunity
- 24,750 SF industrial/flex space for sale
- Built in 1995, renovated in 2016
- Zoned Flex
- Prime Omaha location just off I-80

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Kristi Andersen

President

402 255 6078

kristi.andersen@npdodge.com

Ava LeGrand-Swanson

Associate

402 255 6085

Ava.LeGrandSwanson@npdodge.com

Bryan Hartmann

Senior Vice President, CCIM

402 679 0159

bryan@bryanhartmann.com



ADDRESS	SIZE (SF)	ASKING PRICE
10700 Sapp Brothers Drive	24,750 SF	\$4,900,500.00

BUILDING DETAILS	
Year Built / Renovated	1995 / 2016
Tenancy	Single
Ceiling Height	24'6"
HVAC	5 packaged HVAC roof units
Power Description	150 amp 120/208V 3-phase 300 amp 277/480V 3-phase
Roof	New in 2018
Lot Size	1.66 AC
No. Drive Doors	One (1) (8'x12')
Warehouse / Mezzanine	24,750 SF / 521 SF

LOCATION DETAILS	
Market	Omaha / Council Bluffs
Submarket	Southwest
Zoning	Flex
County	Sarpy
Cross Streets	152nd & Sapp Brothers Drive
Nearest Interstate	I-80

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	181	14,760	44,864
Total Population	683	40,042	122,737
Average HH Income	\$221,552	\$138,683	\$145,539



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President
+1 402.255.6078
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+1 402.255.6085
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Bryan Hartmann
Senior Vice President, CCIM
+1 402.679.0159
bryan@bryanhartmann.com

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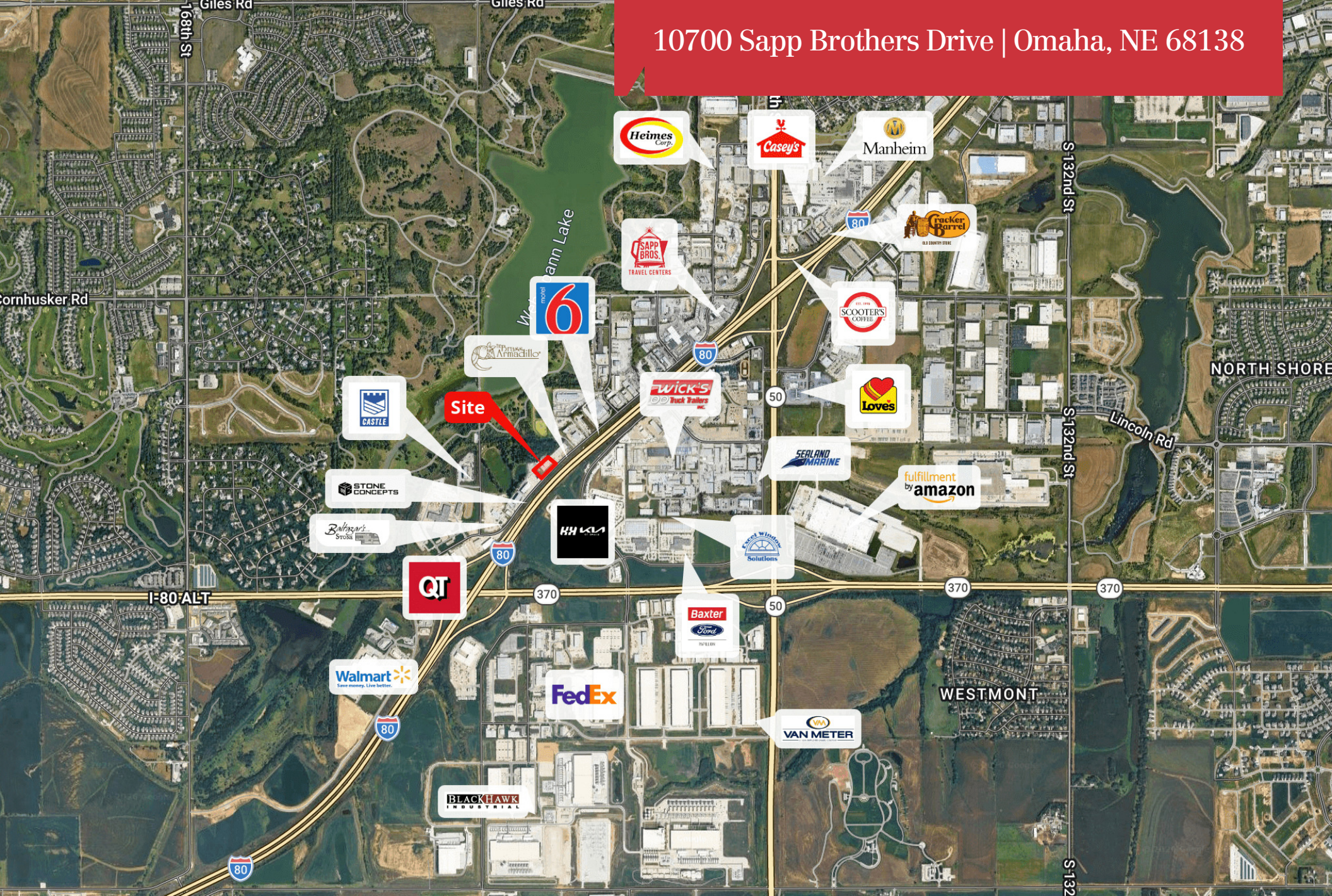
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