

# FOR SALE & LEASE - INDUSTRIAL/REDEVELOPMENT

1474 S 16TH ST, OMAHA, NE 68108

20,016 SF | SALE PRICE - NEGOTIABLE; LEASE RATE - \$5.75 PSF (NNN)



## PRESENTED BY:

Cori Adcock

402.871.4506

[cadcock@lee-associates.com](mailto:cadcock@lee-associates.com)

# FOR SALE & LEASE

1474 S 16TH ST, OMAHA, NE 68108



## PROPERTY DESCRIPTION

Opportunity to own or lease a well-built industrial building.

## PROPERTY HIGHLIGHTS

- Recent improvements to include a new electrical panel
- 12' drive door and new storefront/windows on the east side
- Ideal for body shop, roofing company, electrical contractor, moving company, vehicle storage or as a redevelopment project

## LOCATION DESCRIPTION

Close to downtown Omaha and Council Bluffs. Just minutes away from Hwy 75 and I-80.

## OFFERING SUMMARY

<b>Sale Price:</b>	NEGOTIABLE
<b>Lease Rate:</b>	\$5.75 SF/yr (NNN)
<b>NNN:</b>	\$1.78 PSF
<b>Available SF for Lease:</b>	9,800 - 20,016 SF
<b>Building Size:</b>	20,016 SF

## CONTACT

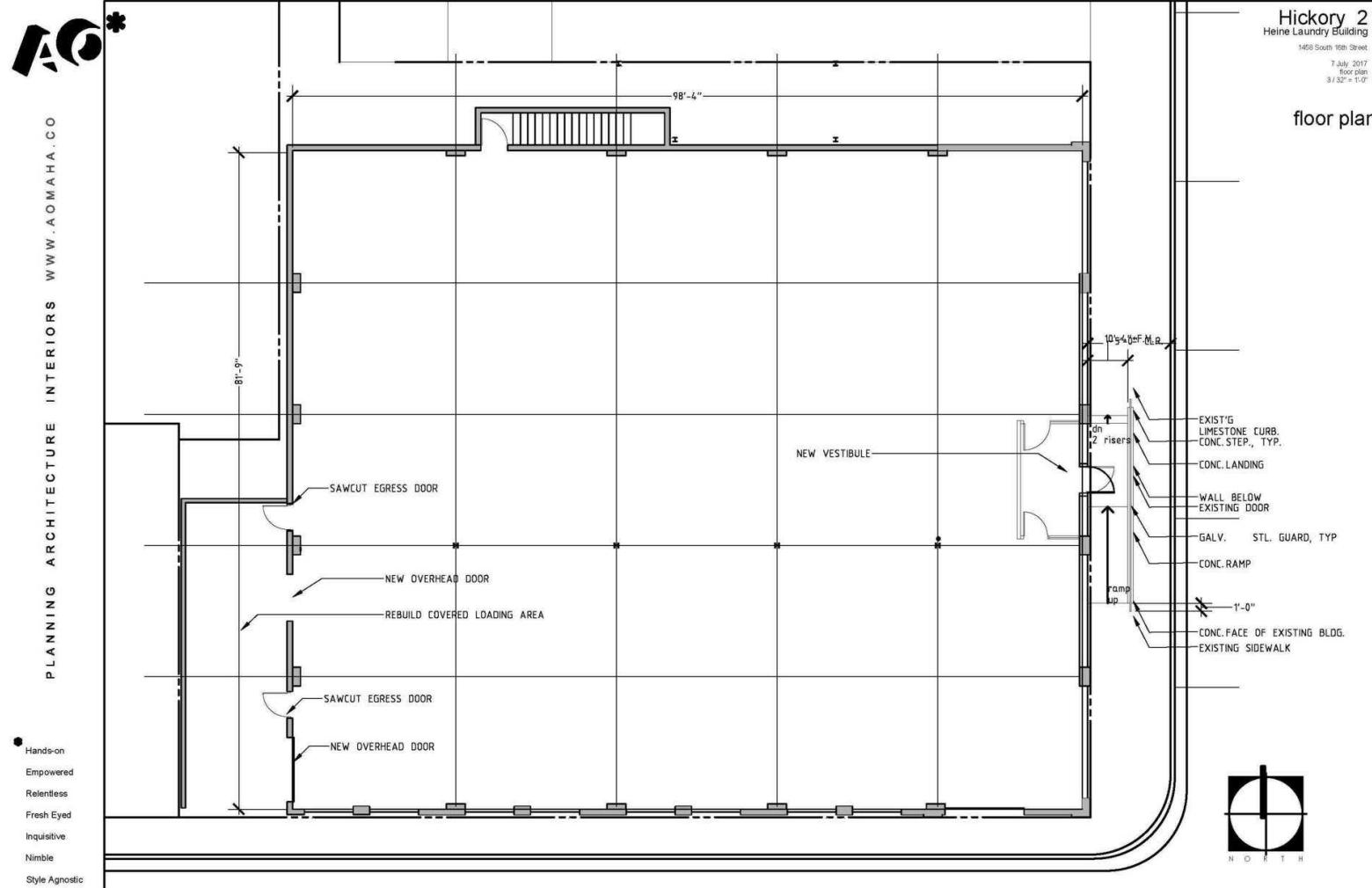
**Cori Adcock**

cadcock@lee-associates.com  
C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR SALE & LEASE

1474 S 16TH ST, OMAHA, NE 68108



## CONTACT

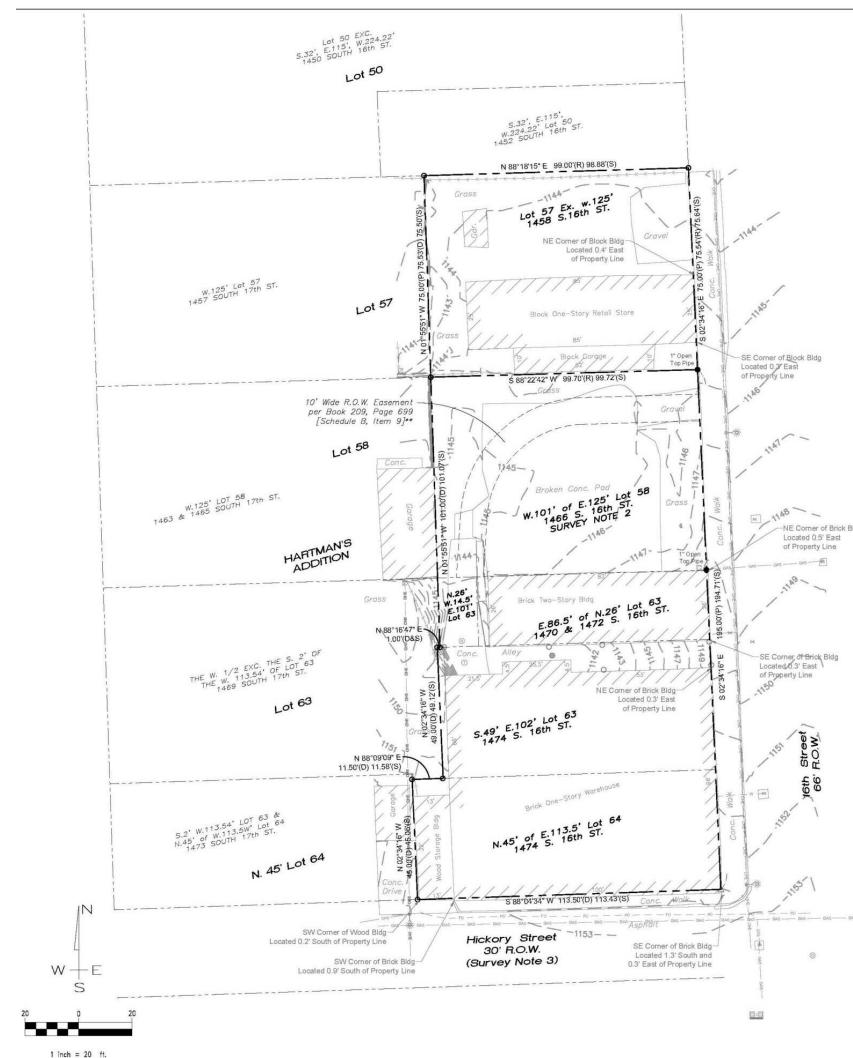
Cori Adcock

cadcock@lee-associates.com  
C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FOR SALE & LEASE

1474 S 16TH ST, OMAHA, NE 68108



## CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

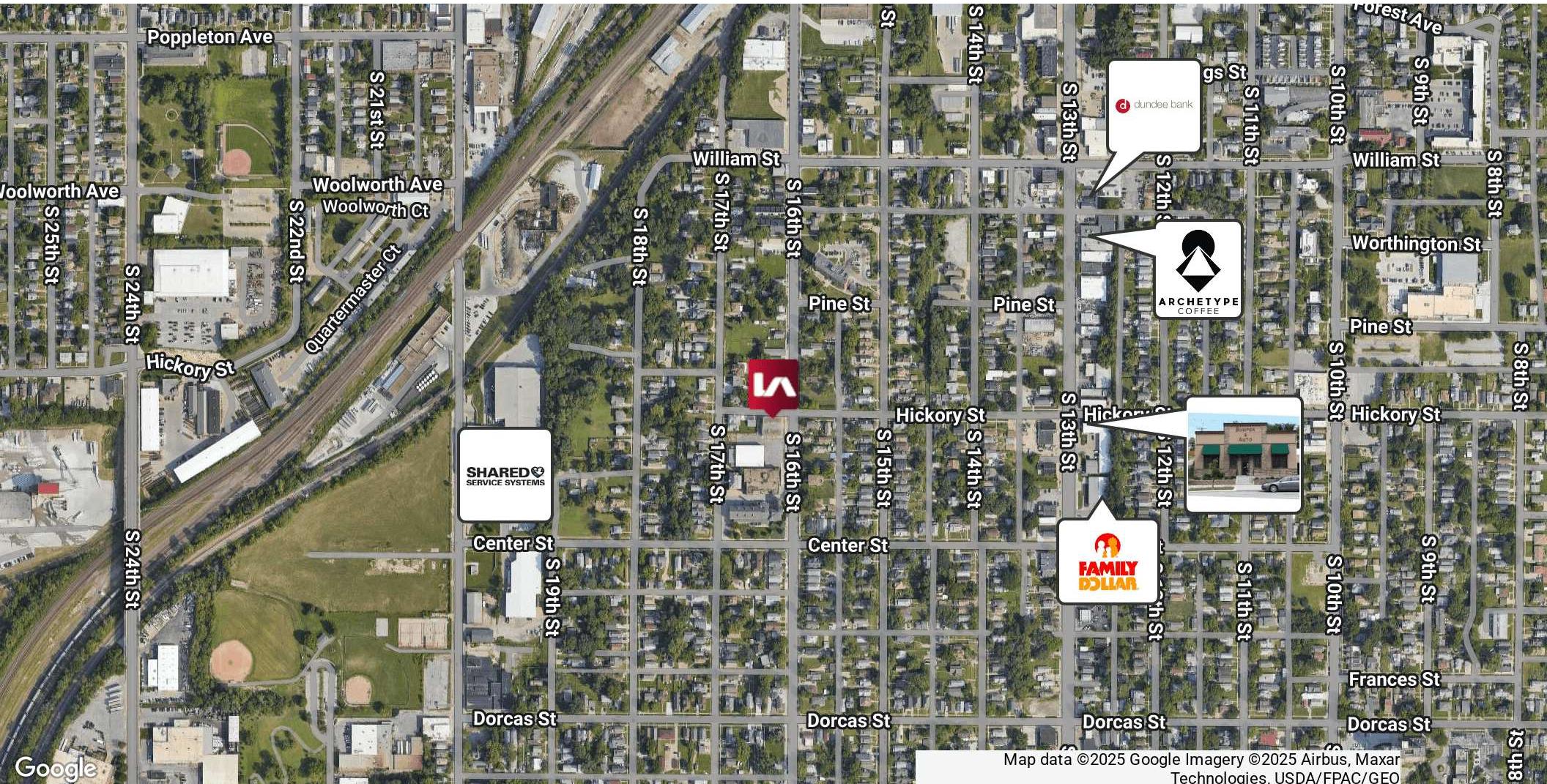
**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



# FOR SALE & LEASE

1474 S 16TH ST, OMAHA, NE 68108



## CONTACT

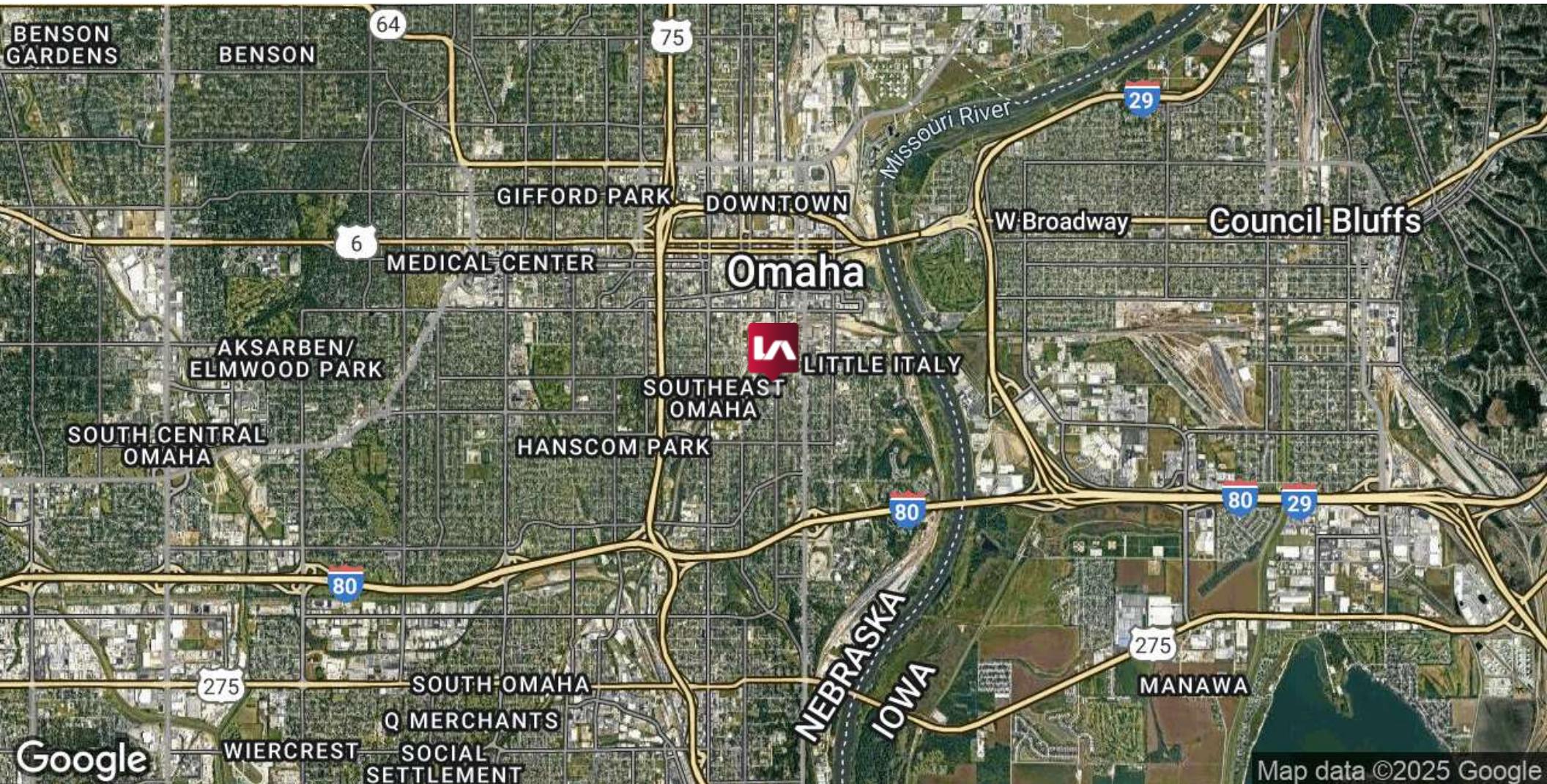
Cori Adcock

cadcock@lee-associates.com  
C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FOR SALE & LEASE

1474 S 16TH ST, OMAHA, NE 68108



## CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.