

FOR SALE & LEASE - INDUSTRIAL/REDEVELOPMENT

1474 S 16TH ST, OMAHA, NE 68108

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



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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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

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LOCATION DESCRIPTION

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

OFFERING SUMMARY

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

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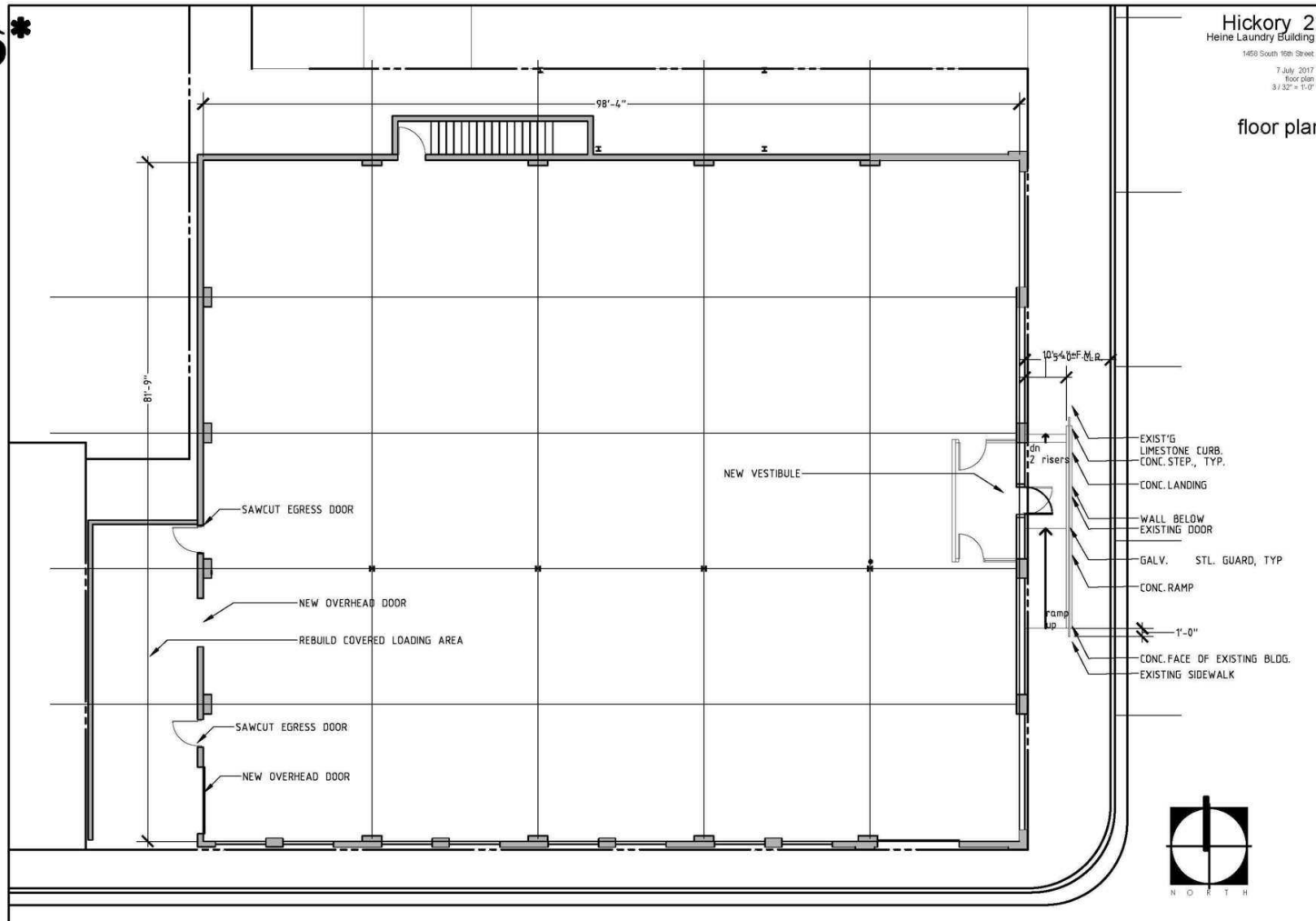
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PLANNING ARCHITECTURE INTERIORS WWW.AOMAHA.CO

Hands-on
Empowered
Relentless
Fresh Eyed
Inquisitive
Nimble
Style Agnostic



Hickory 2
Heine Laundry Building
1456 South 16th Street
7 July 2017
Floor plan
3 / 32" = 1'-0"

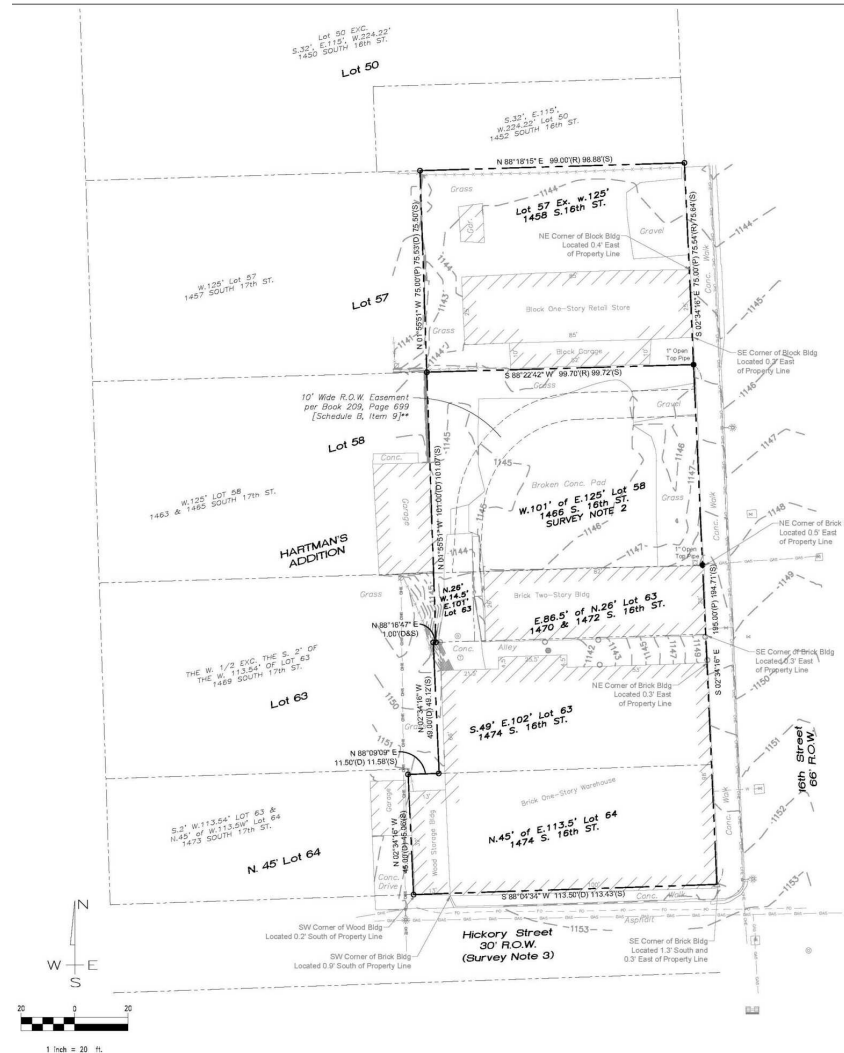
floor plan

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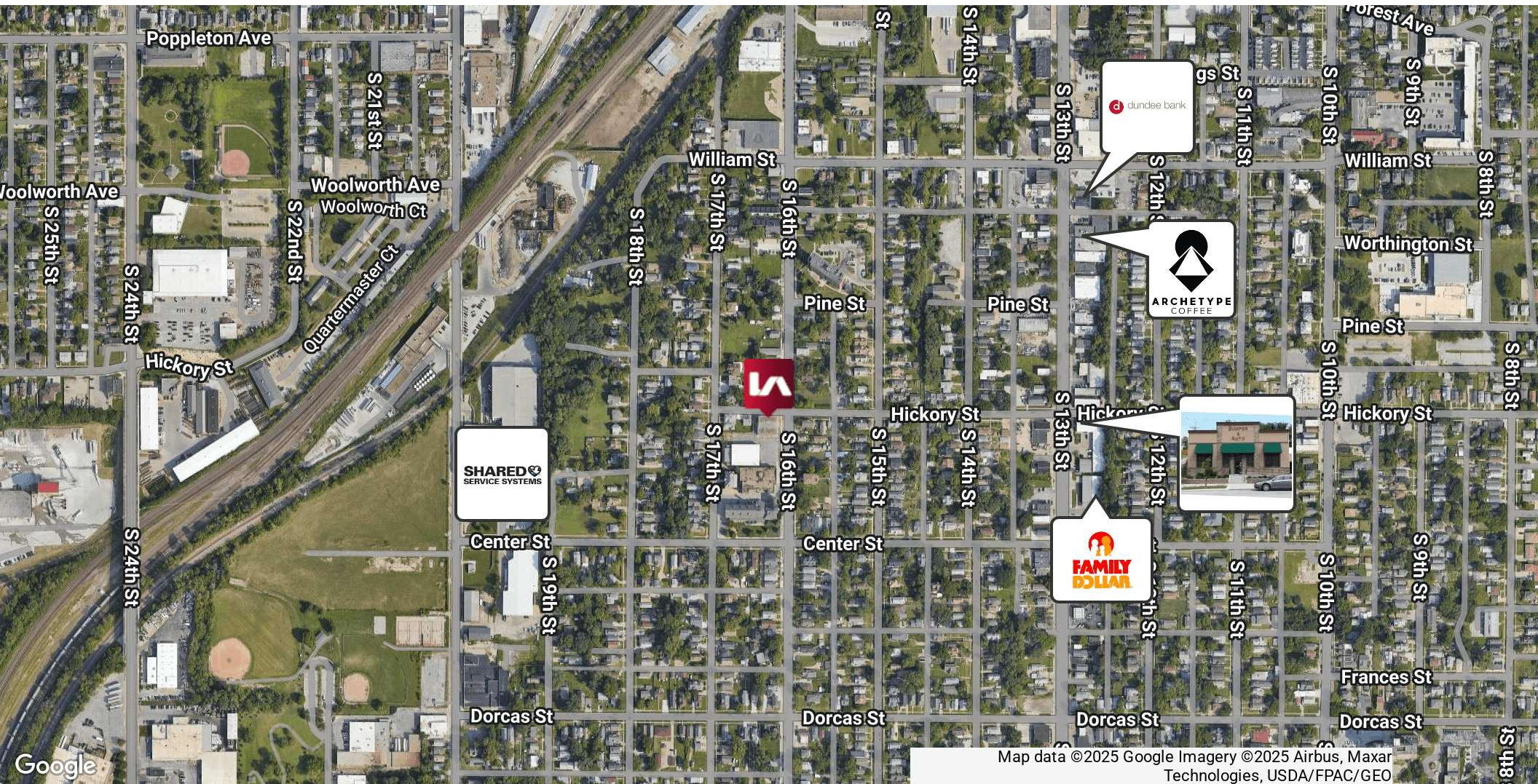
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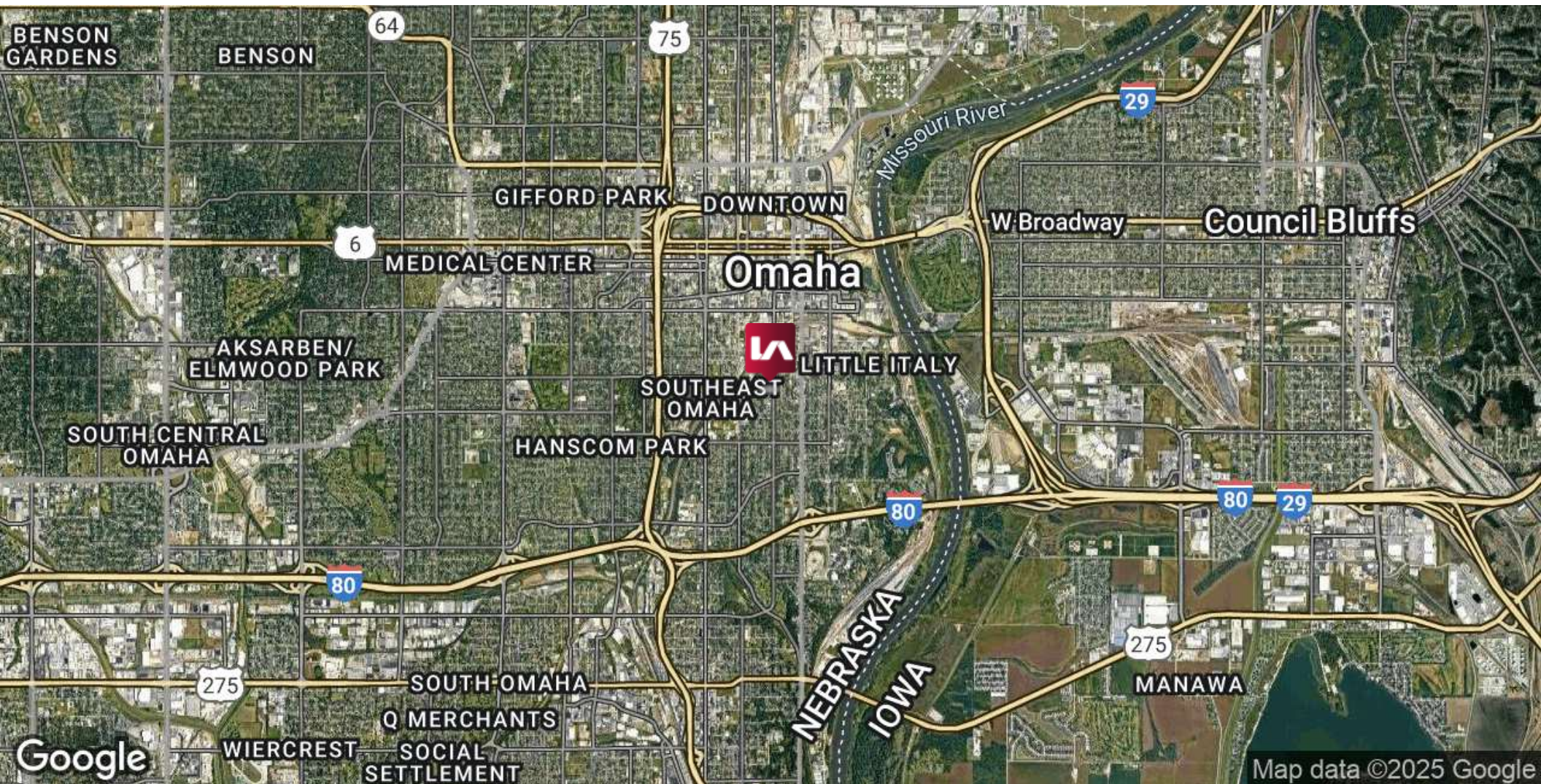
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