



FOR SALE/LEASE

# Sheelytown- Castelar

Flex/Industrial | Delivery April 2026

2416 CASTELAR STREET  
OMAHA, NEBRASKA 68108



**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 offering varying bay sizes near 28th & Vinton that will also be offered for lease or for sale, see listing at 3065 S 28th Street.

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	

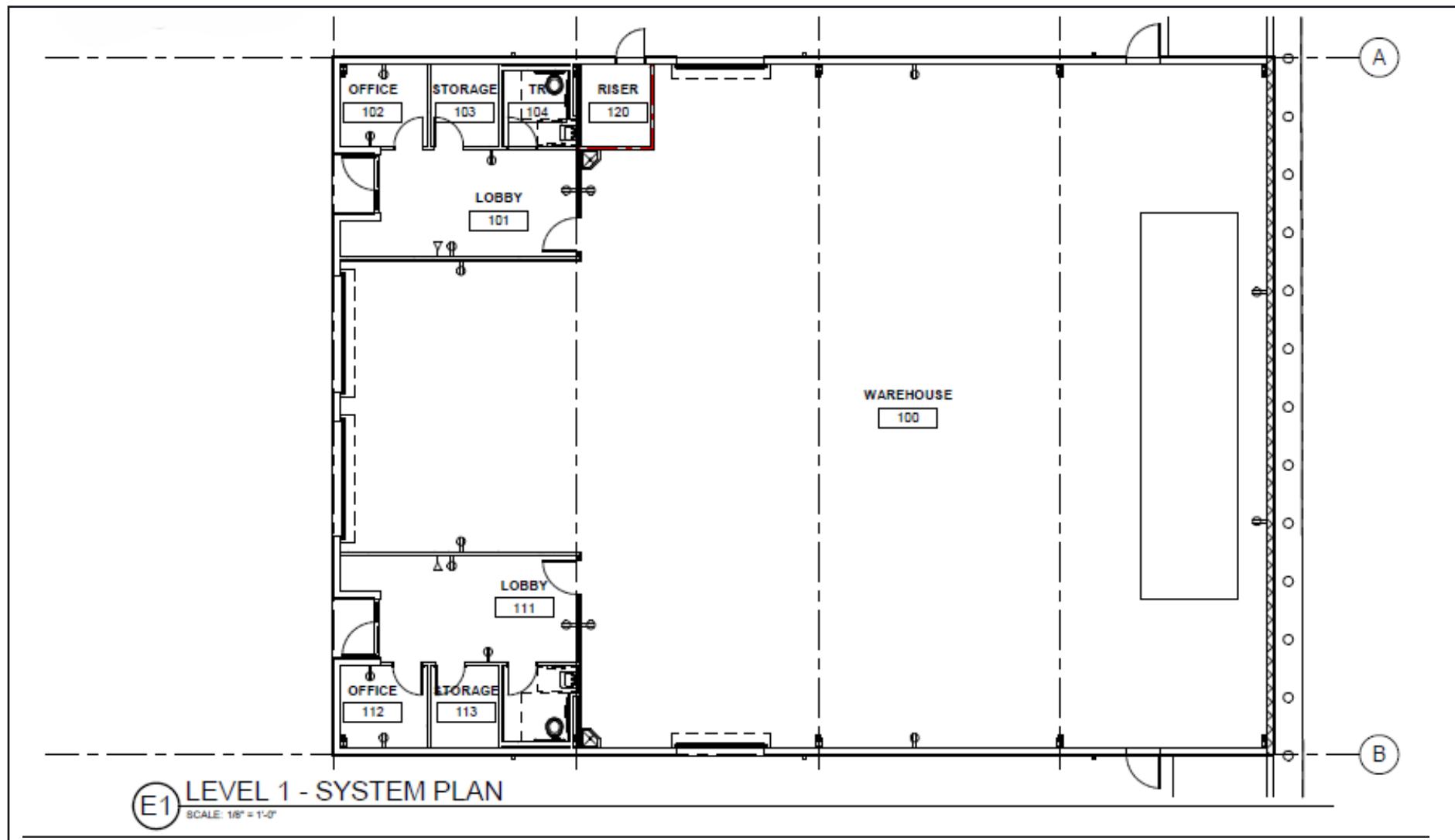
### **LEASE INFORMATION**

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



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# Sheelytown - Castelar

## Flex/Industrial

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# Sheelytown

Phase Two | Flex/Industrial - Delivery Q3 2026

28TH & VINTON STREETS  
3065 S 28TH STREET  
OMAHA, NEBRASKA 68108



**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.

**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	0.34 AC

### **LEASE INFORMATION**

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

PHASE ONE

# 2416 Castelar | Building Rendering

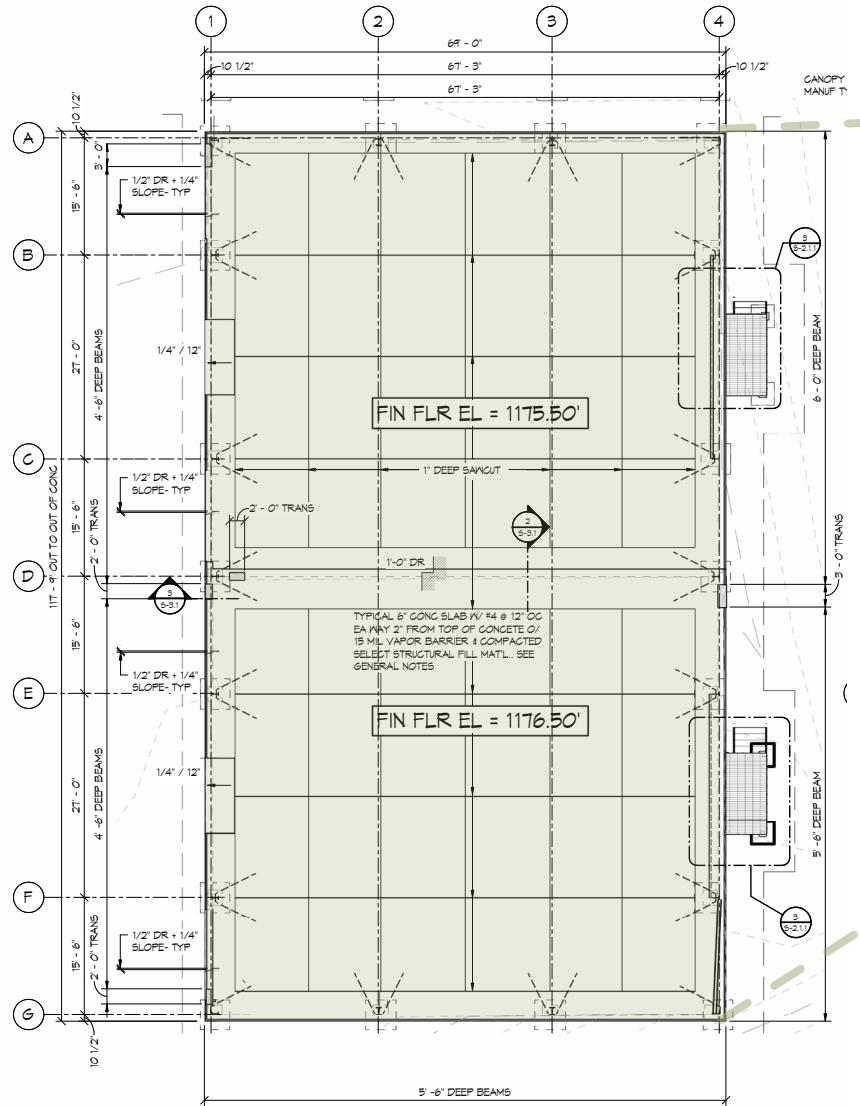


Demographics	1 Mile	3 Miles	5 Miles
Average Household income	\$82,798	\$81,488	\$86,596
Population	17,180	123,835	256,890
Daytime Employees	3,890	97,155	169,497

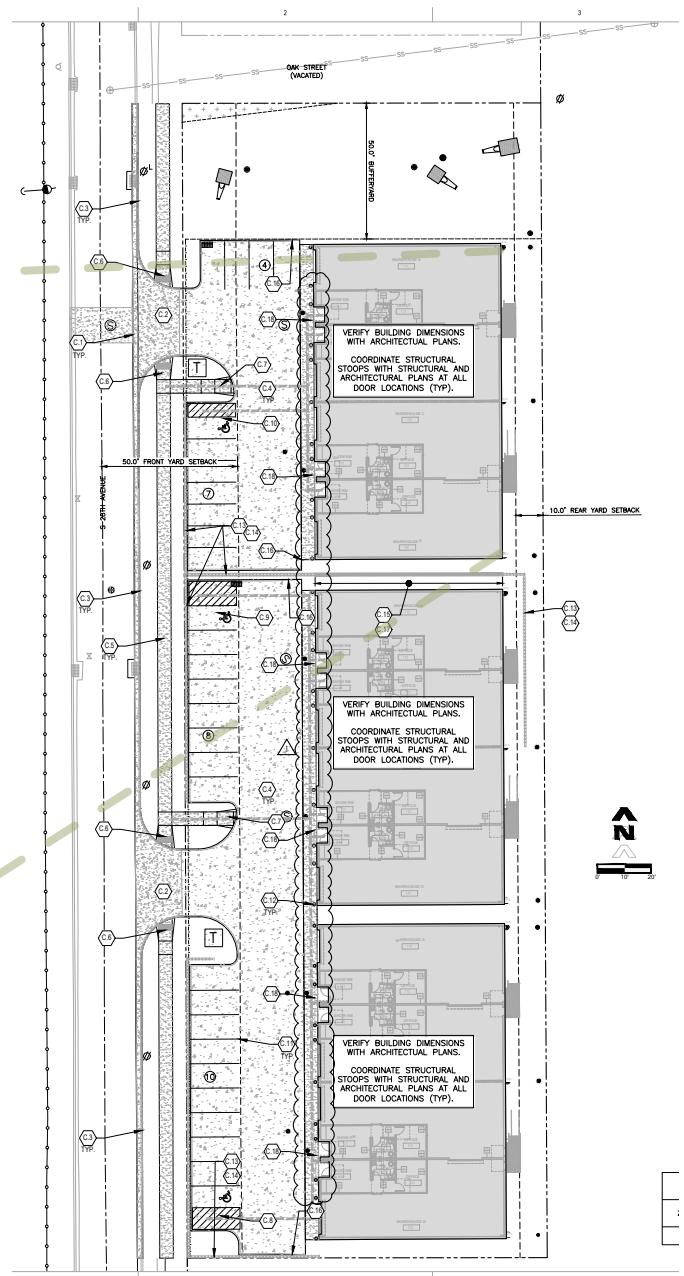
## PHASE TWO

# 28th & Vinton | Floor & Site Plan

## FLOOR PLAN - BUILDING 1



SITE PLAN -  
THREE 8,000 SF BUILDINGS



# Sheelytown

Location Aerial



**FOR SALE/LEASE**

# Sheelytown

## Phase Two | Flex/Industrial

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