

FOR SALE



TEKAMAH WAREHOUSE

650 U.S. 75, Tekamah, NE 68061

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

TEKAMAH WAREHOUSE | INDUSTRIAL PROPERTY FOR SALE

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PROPERTY DESCRIPTION

This flex warehouse presents an excellent owner-user opportunity for businesses in need of a highly adaptable space in a prime location. The property is situated on a 7.81-acre lot, offering ample space to support a variety of business needs. It accommodates a broad range of operations with practical and flexible warehouse facilities. Contact the agent for more information

LOCATION DESCRIPTION

Conveniently located off Highway 75, near Tekamah Municipal Airport and within easy reach of Omaha.

OFFERING SUMMARY

Sale Price:	\$1,400,000.00
Lot Size:	7.81 Acres
Building Size:	20,212 SF
Zoning:	Commercial
Year Built:	1980
Dock Doors:	2
Drive In Doors:	2

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PROPERTY HIGHLIGHTS

- Commercial Opportunity on Highway 75 – Over 20,000 SF of well-maintained metal building space with overhead doors including dock and drive-in access, and a versatile layout designed for warehouse and manufacturing operations.
- High Visibility – Located directly on U.S. Highway 75, this site offers exceptional access.
- Office Available – Fully built out office with kitchenette available.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	398	1,951	2,190
Average Age	49	45	45
Average Age (Male)	46	44	44
Average Age (Female)	51	46	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	182	827	931
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$71,637	\$88,133	\$87,611
Average House Value	\$219,493	\$239,534	\$238,903

Demographics data derived from AlphaMap

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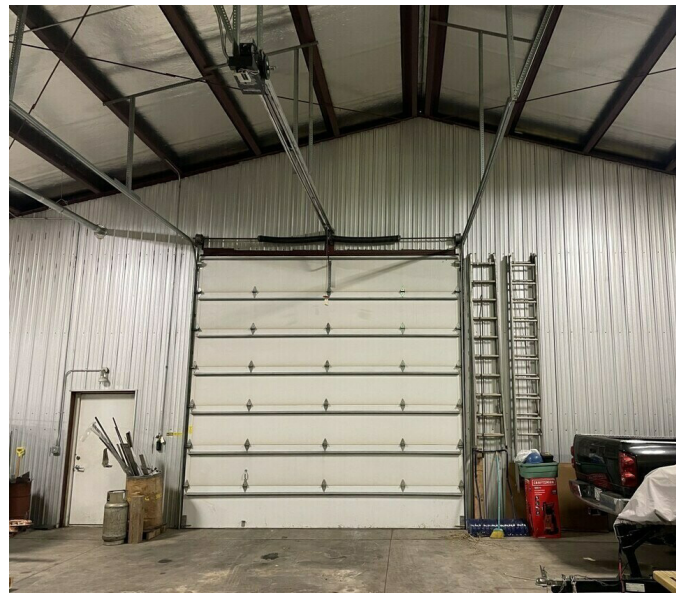
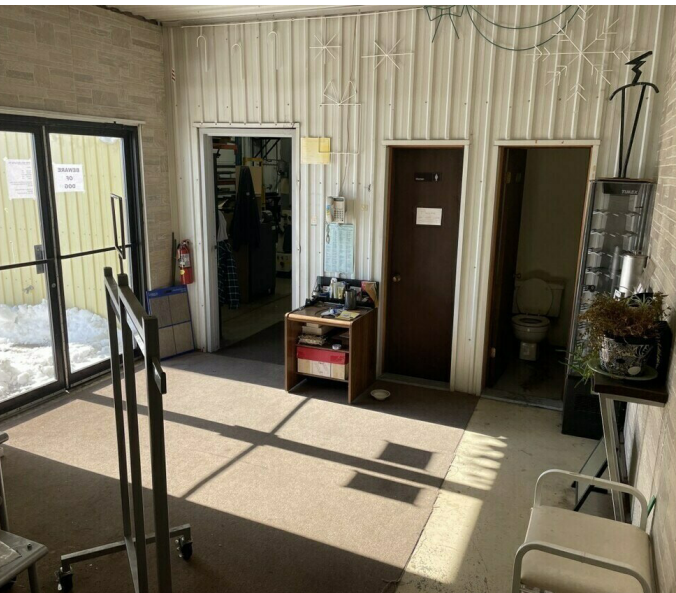
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TEKAMAH WAREHOUSE | MEET THE TEAM

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