FOR SALE



Omaha, NE 3614 Martha St 24,707 SF \$2,750,000

PROPERTY HIGHLIGHTS:

- Centrally located just minutes from Interstate access
- Layout includes an office space with two areas for manufacturing and distribution

CENTRALLY LOCATED

- Former boot factory
- Overhead door
- Office, two warehouse entrances, radiant heat and **HVAC** system
- Ceiling height: 16ft to deck

\$2,750,000

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson kirk@accesscommercial.com C: (402) 616-2580

Amber Olson amber@accesscommercial.com C: (402) 618-5523

ADDRESS: 3614 Martha Street Omaha, NE

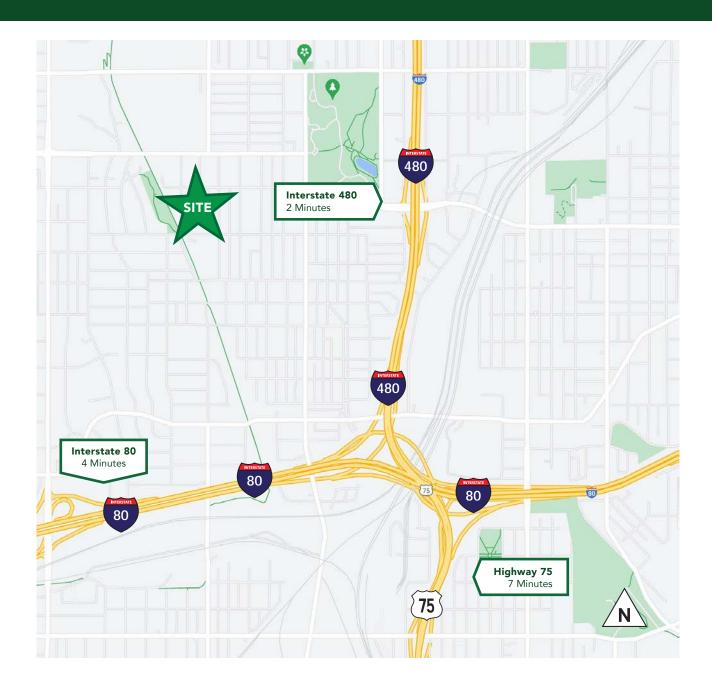
LOT AVAILABLE: 3.38 Acres

BUILDING SIZE: 24,707 SF

SALE PRICE:

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial instagram.com/accessretail linkedin.com/access-commercial-llc



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	7,938	121,522	222,254
Population	17,689	113,946	272,713
Average HH Income	\$96,153	\$88,363	\$91,737

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3614 MARTHA STREET

Type of Listing	Industrial for Sale	
Sale Price	\$2,750,000	
Building SF	24,707 SF	
Year Built	1960	
Real Estate Taxes	\$16,420 (2023)	
Lot Size	3.38 Acres	
Zoning	Manufacturing, Light Industrial	
Roof	Flat	
Ceiling Height	16' to deck	
Dock Doors	Yes, 1	
Overhead Doors	Yes, 1 - 13ft x 10ft	
Power	3 Phase	
Heat & A/C	Forced Air	
Intersection	Martha Street and 37th Street	
Submarket	Central	

33.5 MEDIAN AGE 111,817
TOTAL
HOUSEHOLDS

146,040 EMPLOYEES IN AREA 8,990 BUSINESSES IN AREA

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ACCESS

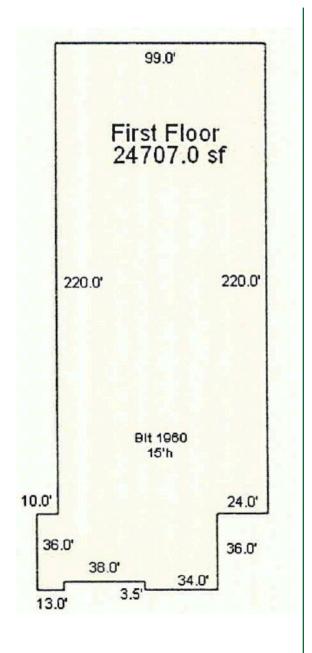
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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



AMBER OLSON SENIOR BROKER ASSOCIATE

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



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