

FOR SALE



ACCESS Commercial, LLC

Omaha, NE



CENTRALLY LOCATED

PROPERTY HIGHLIGHTS:

- Centrally located just minutes from Interstate access
- Layout includes an office space with two areas for manufacturing and distribution
- Former boot factory
- Overhead door
- Office, two warehouse entrances, radiant heat and HVAC system
- Ceiling height: 16ft to deck

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

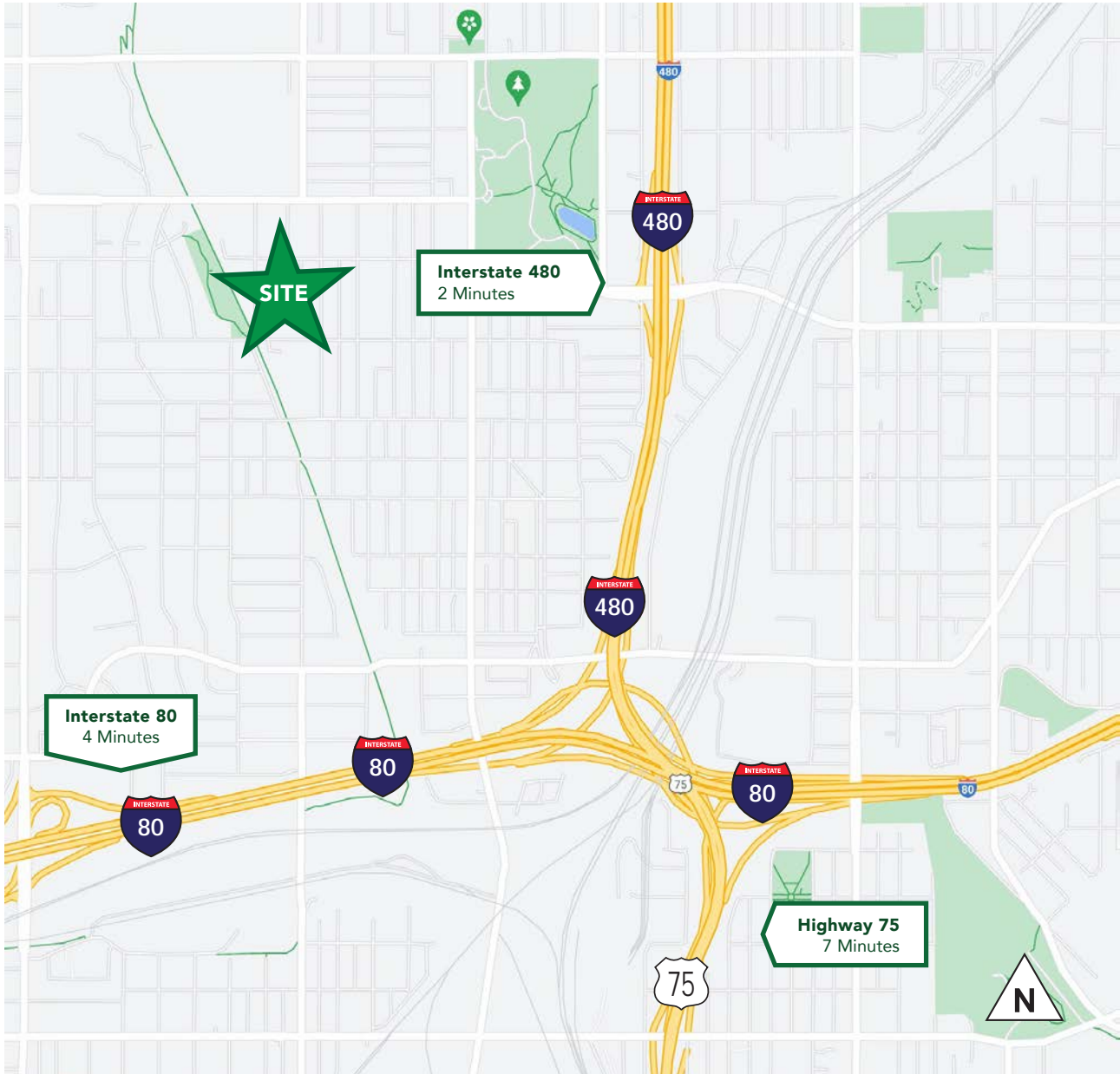
LOT AVAILABLE:
3.38 Acres

BUILDING SIZE:
24,707 SF

SALE PRICE:
\$2,750,000

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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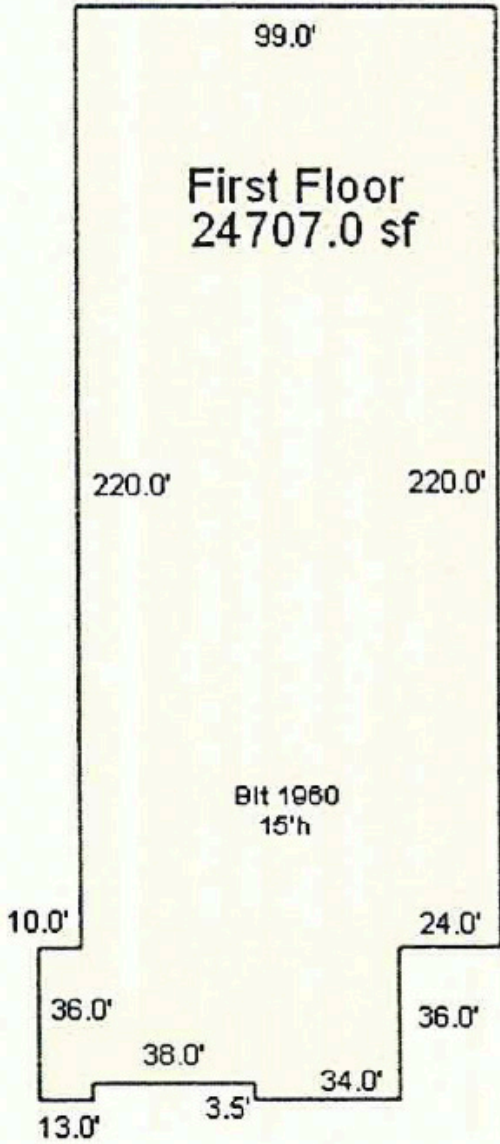
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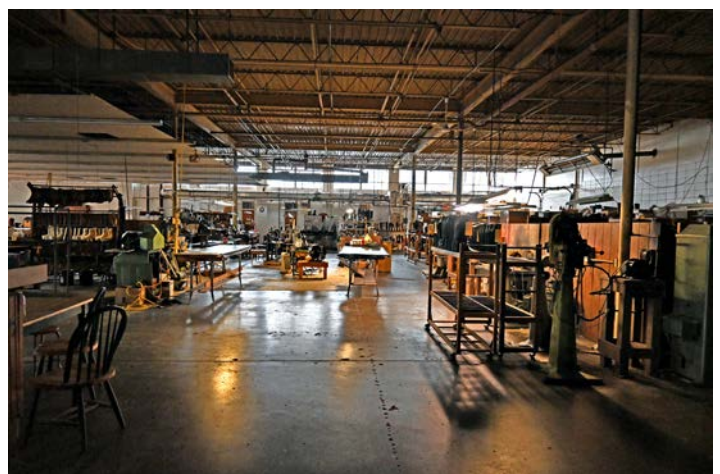
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ACCESS Commercial, LLC

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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