

FOR SALE & LEASE



## HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE

2200 S 24th St, Omaha, NE 68108

### CONNER DANA

Managing Broker

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### SETH V. CAMPBELL

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REAL ESTATE



HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | INDUSTRIAL PROPERTY FOR SALE

2200 S 24TH ST, OMAHA, NE 68108



PROPERTY DESCRIPTION

This commercial Flex Warehouse offers a prime owner-user opportunity for businesses seeking a versatile space in a strategic location. Zoned Heavy Industrial, the property supports a wide range of uses, making it ideal for companies needing functional warehouse space with flexibility. Contact agent for details.

LOCATION DESCRIPTION

Located on S 24th and Martha Street, this location offers prime interstate access.

OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale Price:    | \$7,900,000.00 |
| Lot Size:      | 2.2 Acres      |
| Building Size: | 84,937 SF      |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 7,509    | 47,784   | 104,271  |
| Total Population  | 21,139   | 117,983  | 264,390  |
| Average HH Income | \$67,662 | \$69,104 | \$75,821 |



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|                        |                                |
|------------------------|--------------------------------|
| Property Type          | Office, Industrial             |
| Subtype                | Flex, Warehouse, Manufacturing |
| Tenancy                | Multiple                       |
| Total Building SQFT    | 84,937                         |
| Lot Size               | 2.2 Acres                      |
| Minimum Divisible SQFT | 20,000                         |
| Max Contiguous SQFT    | 51,453 SF                      |
| Building Class         | C                              |
| Year Built             | 1951                           |
| Year Last Renovated    | 2025                           |
| Stories                | 2                              |
| Ceiling Height         | 11.5                           |
| Frontage               | 1,041                          |
| Loading Docks          | 2                              |
| Dock High Doors        | 8                              |
| Drive Ins              | 2                              |
| Zoning                 | Heavy Industrial               |

PROPERTY DESCRIPTION

This commercial Flex Office and Warehouse building is ideal for businesses seeking a versatile space in a prime location. Contact us today to schedule a viewing and discuss leasing terms.

- **Key Features:**
- Immediate Access to I-480: Convenient connectivity to major transportation routes.
- Ample Parking: Includes an additional lot to accommodate all your parking needs.
- Significant Upgrades: Over \$3,500,000 invested in last year.
- New roof installed in July 2024.
- Dock High and Overhead Doors: 5 dock high doors and 3 overhead doors provide versatile loading options.
- Grade-Level Access: Direct grade access to both the Flex Office and the West Warehouse.
- New LED Lighting: Recently installed energy-efficient LED lighting throughout.
- Fire Suppression System: building has wet sprinkler system throughout entire warehouse.
- Flexible Office Space: Finished office space available, with the landlord open to negotiating tenant improvements (TI) to suit your needs.

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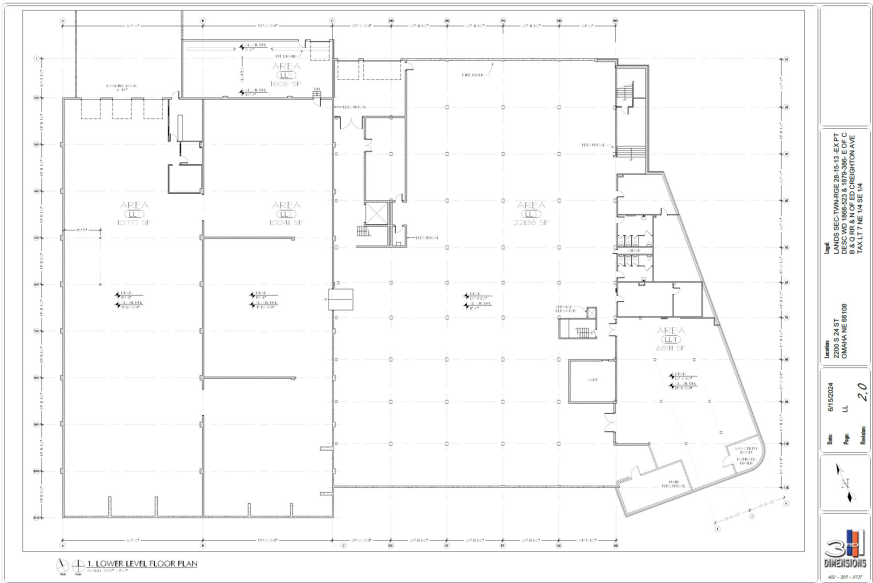
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# FLEX WAREHOUSE | DETAILS - LOWER LEVEL

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## LEASE INFORMATION

|                 |                    |                   |                          |
|-----------------|--------------------|-------------------|--------------------------|
| Listing Type    | Direct             | Space Subtype     | Warehouse, Manufacturing |
| RSF Range       | 20,000 - 51,453 SF | Max Contiguous SF | 51,453 SF                |
| Loading Docks   | 1                  | Rate (Per SF)     | \$6.50 PSF               |
| Dock High Doors | 4                  | Lease Type        | NNN                      |
| Drive-In Doors  | 1                  | Lease Term        | Negotiable               |
| Parking         | Ample              |                   |                          |

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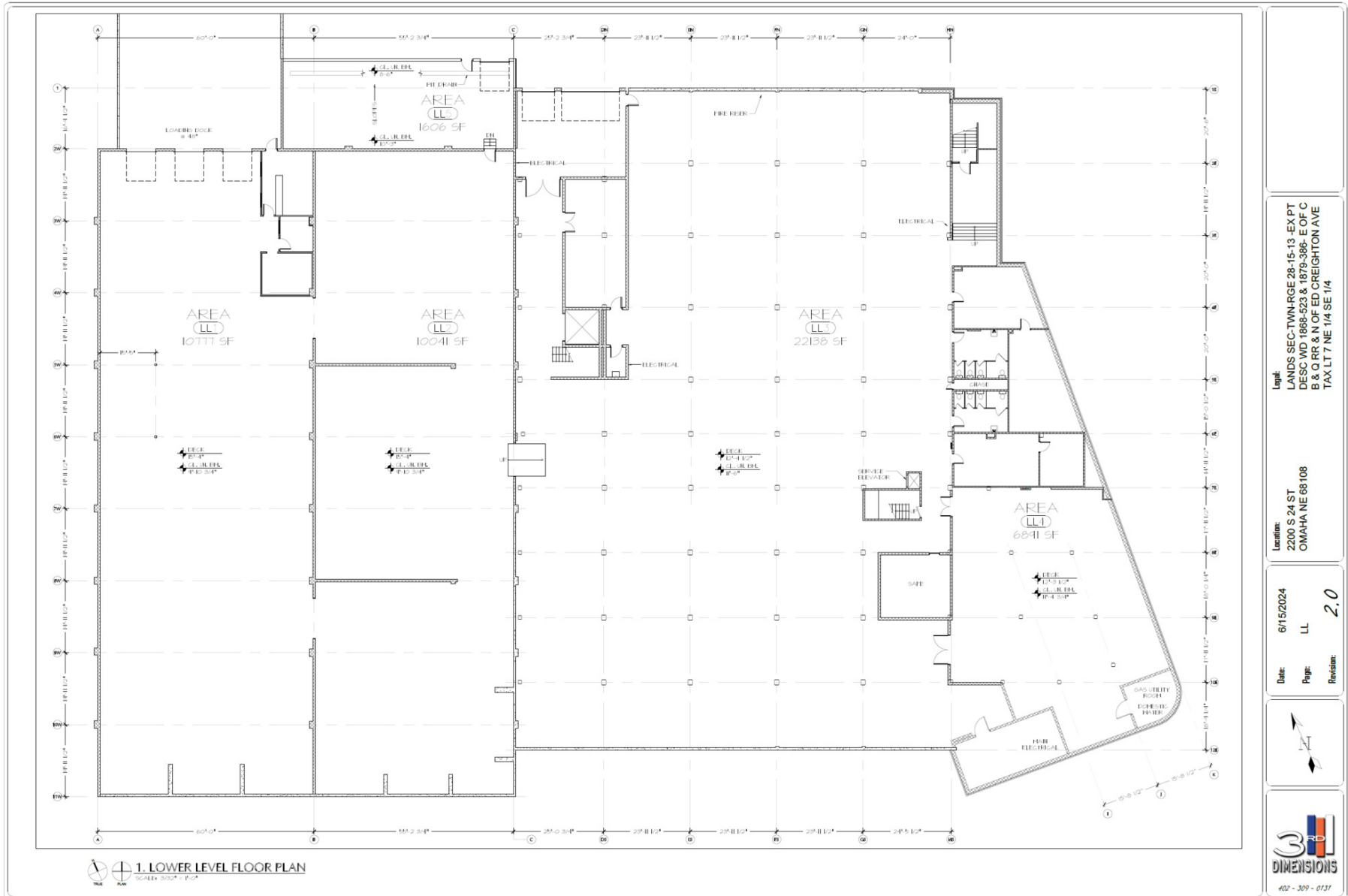


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# HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | EXTERIOR PHOTOS

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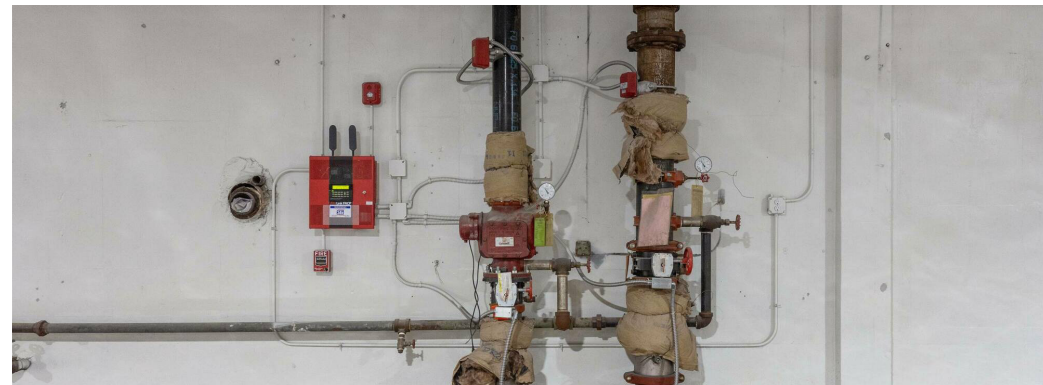
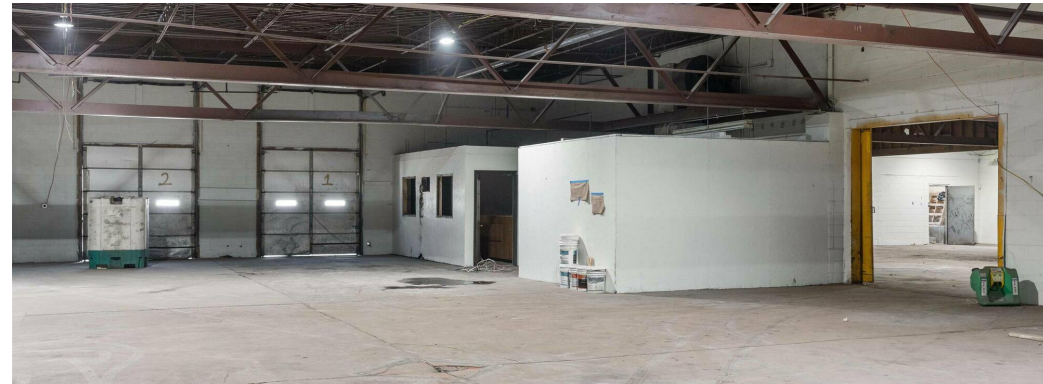
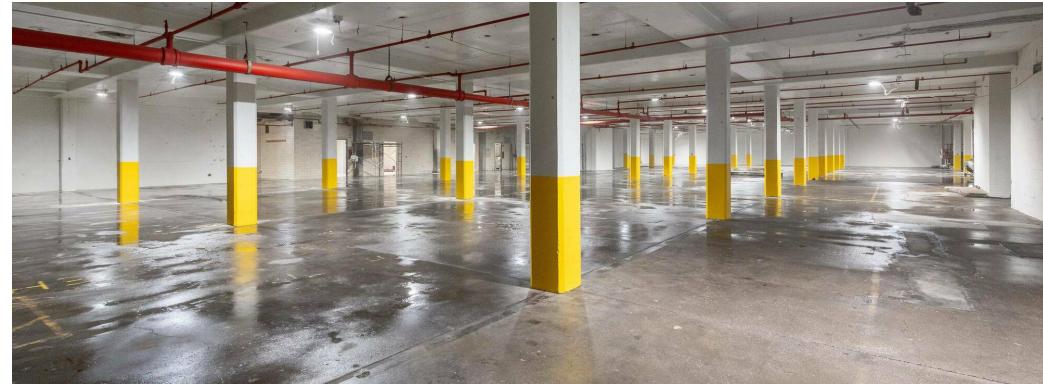


# HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | INTERIOR PHOTOS

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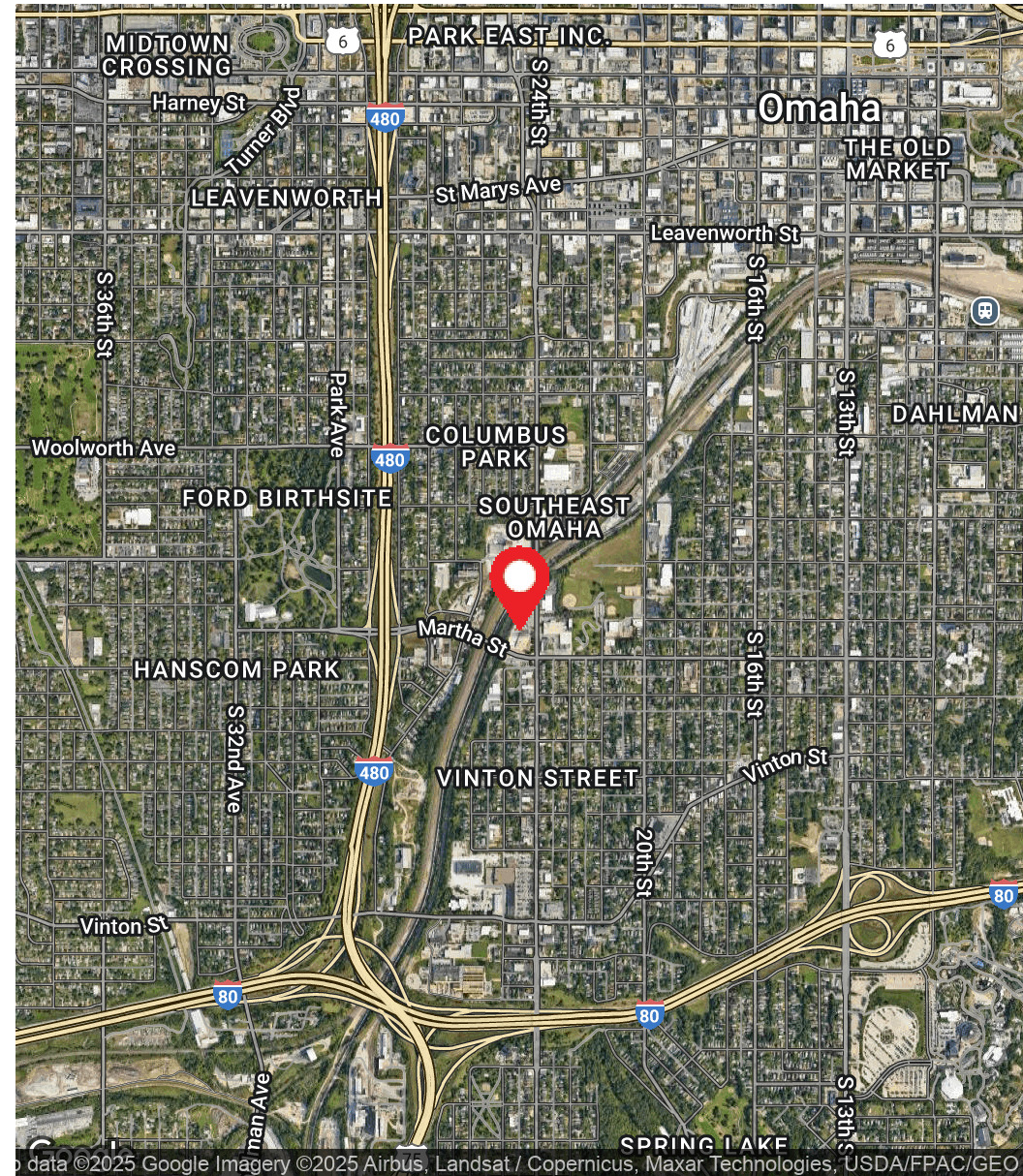
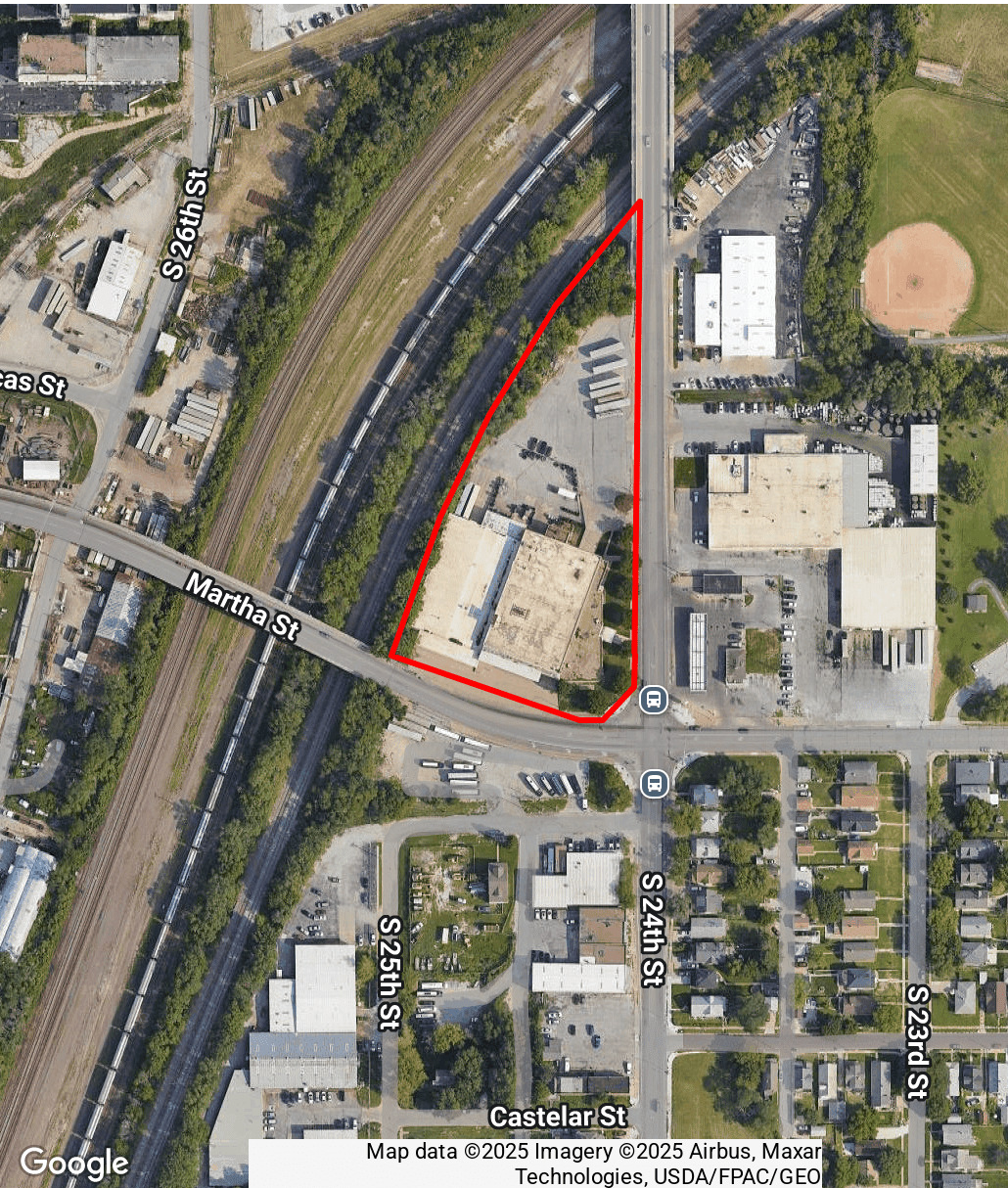


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