

FOR SALE & LEASE



HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE

2200 S 24th St, Omaha, NE 68108

CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com

SETH V. CAMPBELL

President

402.214.6106

seth@campbelldana.com



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



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

**CONNER DANA**

Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL

President
402.214.6106
seth@campbelldana.com



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.

CONNER DANA

Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL

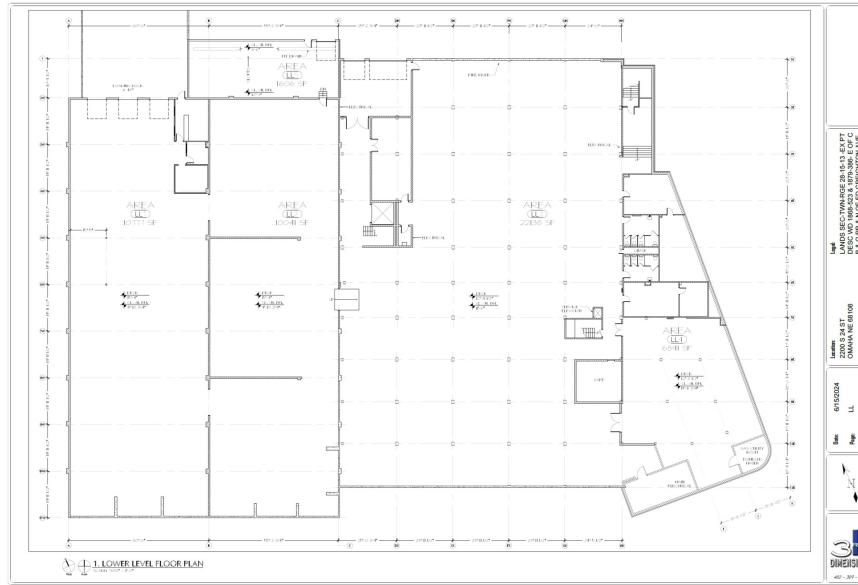
President
402.214.6106
seth@campbelldana.com

FLEX WAREHOUSE | DETAILS - LOWER LEVEL

2200 S 24TH ST, OMAHA, NE 68108



CAMPBELL
DANA | COMMERCIAL
REAL ESTATE



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

CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com

SETH V. CAMPBELL

President

402.214.6106

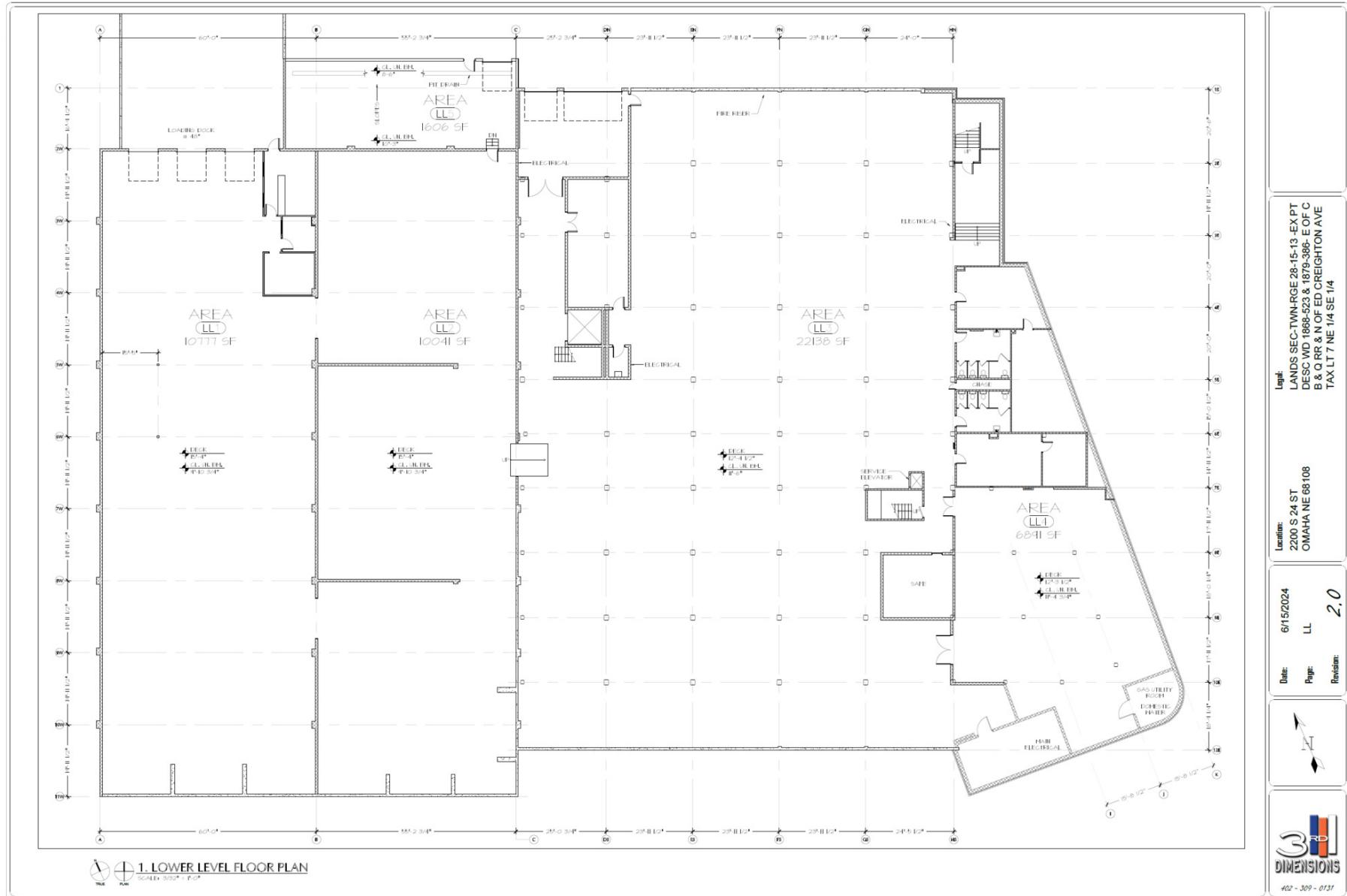
seth@campbelldana.com

HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | LOWER LEVEL

2200 S 24TH ST, OMAHA, NE 68108



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com

SETH V. CAMPBELL

President

402.214.6106

seth@campbelldana.com

HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | EXTERIOR PHOTOS

2200 S 24TH ST, OMAHA, NE 68108



CAMPBELL
DANA | COMMERCIAL
REAL ESTATE



CONNER DANA

Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL

President
402.214.6106
seth@campbelldana.com

HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | INTERIOR PHOTOS

2200 S 24TH ST, OMAHA, NE 68108



CAMPBELL
DANA | COMMERCIAL
REAL ESTATE



CONNER DANA

Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL

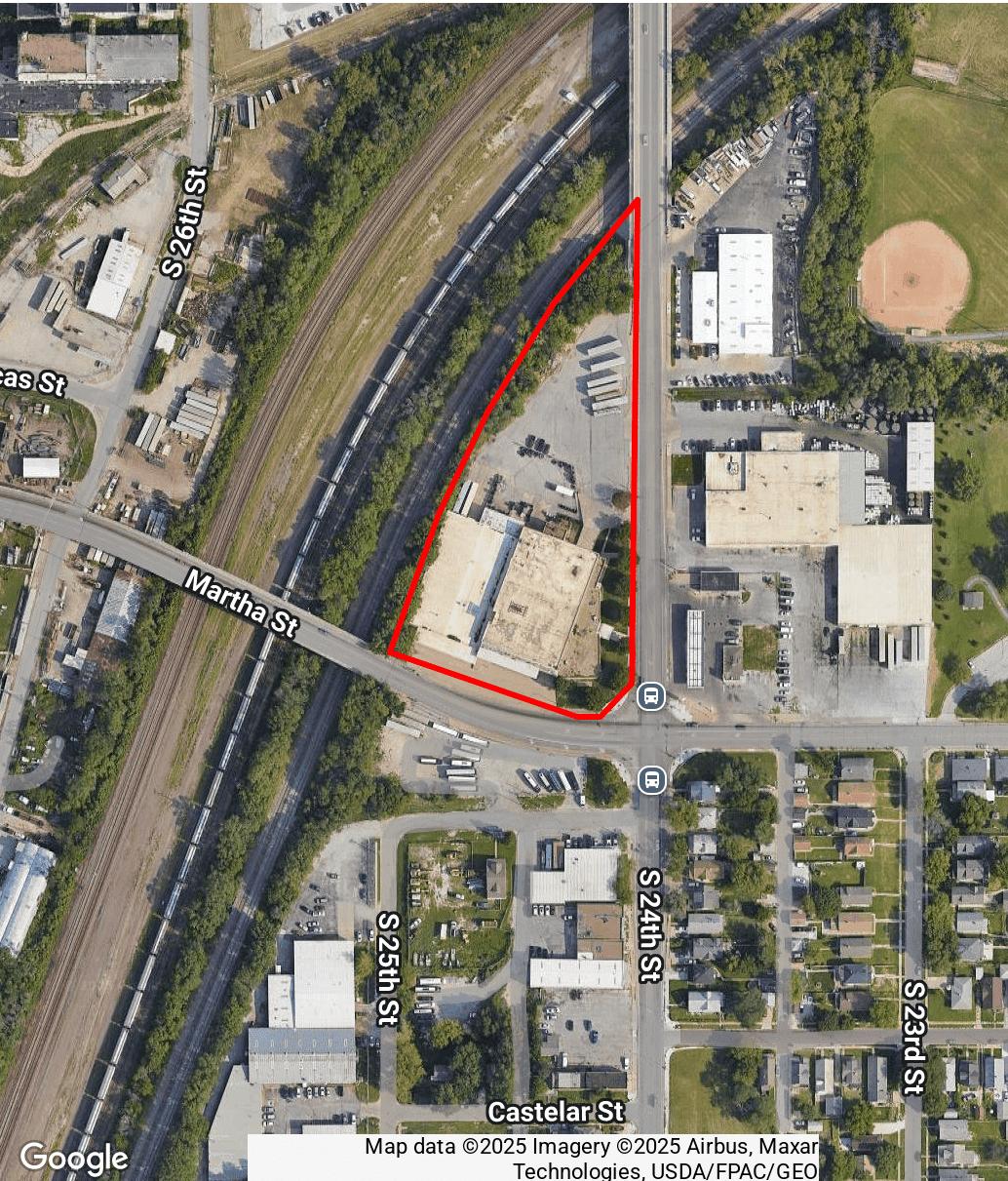
President
402.214.6106
seth@campbelldana.com

HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | INDUSTRIAL PROPERTY FOR SALE & LEASE

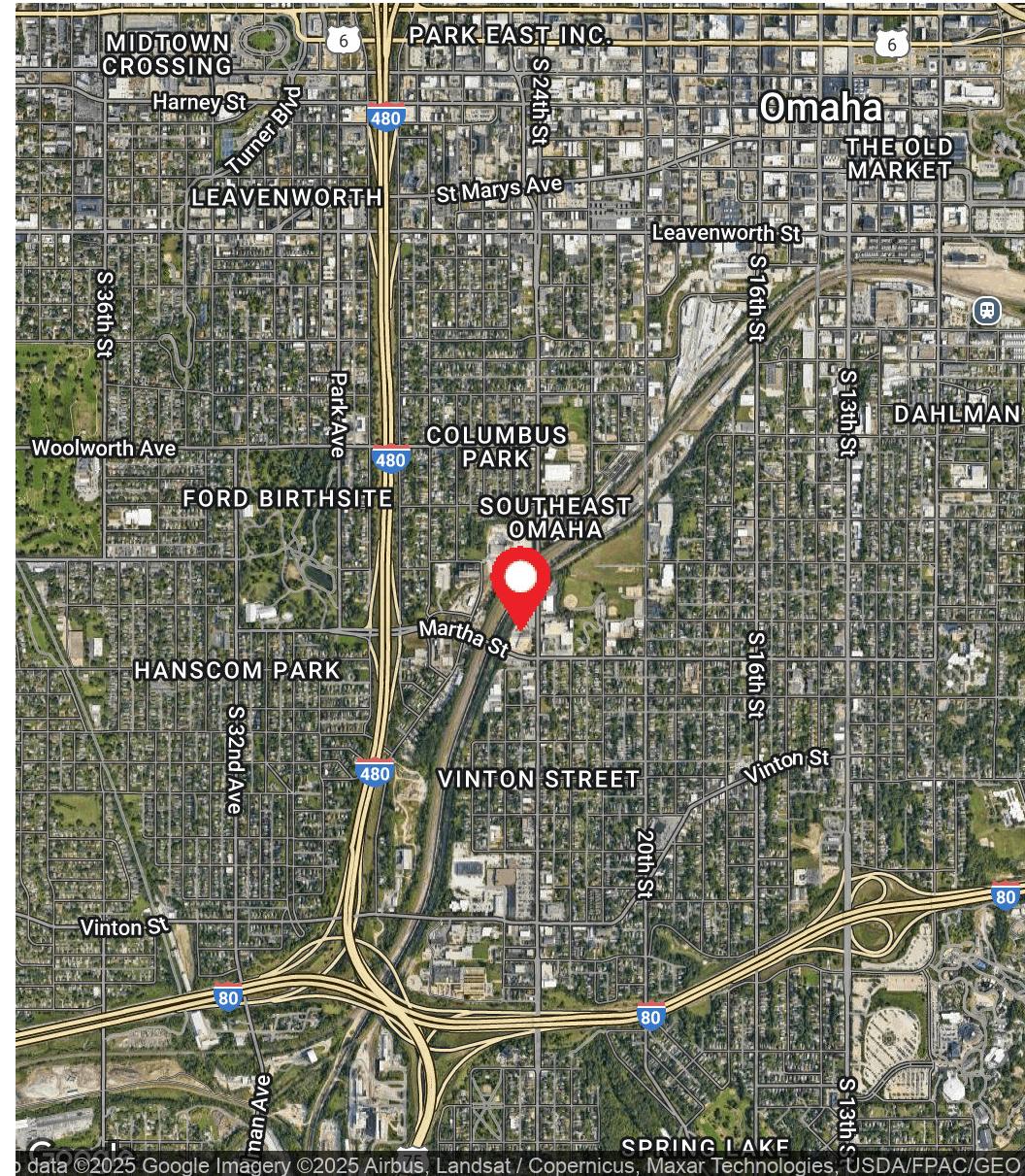
2200 S 24TH ST, OMAHA, NE 68108



CAMPBELL
DANA | COMMERCIAL
REAL ESTATE



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO



CONNER DANA

Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL

President
402.214.6106
seth@campbelldana.com



CONNER DANA

Managing Broker

Direct: 402.598.9367

conner@campbelldana.com



SETH V. CAMPBELL

President

Direct: 402.214.6106

seth@campbelldana.com

NE #20200307

NE #20240218

© 2025 Campbell Dana | Commercial Real Estate. All rights reserved. The information provided herein has been sourced from what is believed to be reliable, but its accuracy and completeness have not been independently verified. Campbell Dana | Commercial Real Estate does not make any guarantees, representations, or warranties, and disclaims any responsibility or liability for the accuracy, completeness, or reliability of this information. It is recommended that you perform your own independent investigation and verification of all property details. Any reliance on this information is at your own risk. The Campbell Dana | Commercial Real Estate name and logo are service marks of Campbell Dana | Commercial Real Estate. All other trademarks appearing in this document are the property of their respective owners and are used for identification purposes only, without implying any endorsement or affiliation with Campbell Dana | Commercial Real Estate. All images in this document are owned by their respective copyright holders. Unauthorized use of these images is prohibited without express written permission from the owner.

CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com

SETH V. CAMPBELL

President

402.214.6106

seth@campbelldana.com