

2511 S 156TH CIR

30,000 SF | \$5,475,000

2511 S 156TH CIR, OMAHA, NE 68130

**INVESTORS
REALTY INC.**

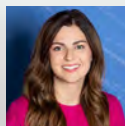
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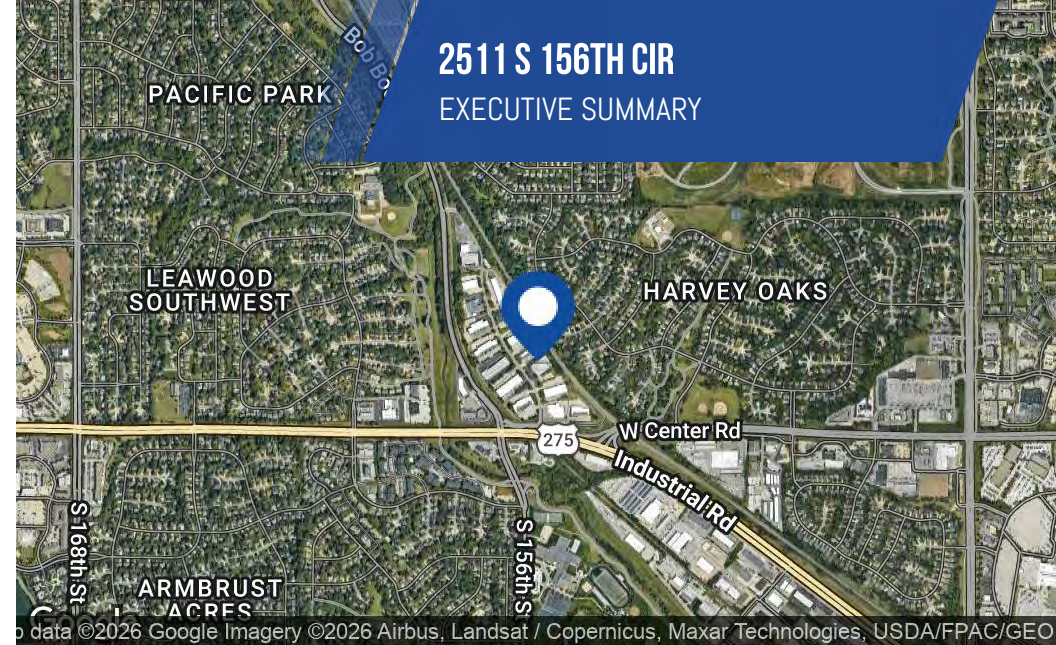


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OFFERING SUMMARY

SALE PRICE:	\$5,475,000
Building Size:	30,000 SF
Price / SF:	\$182.50
Lot Size:	2.29 Acres
Property Type:	Industrial
Year Built:	1984
Zoning:	GI

PROPERTY OVERVIEW

2511 S 156th Circle is a 30,000 SF owner-user industrial opportunity located in one of west Omaha's most established industrial corridors. The property offers a functional layout suitable for a variety of industrial users and provides an opportunity to modernize, customize, and expand to meet future operational needs.

PROPERTY HIGHLIGHTS

- 3 dock high and 2 drive in doors provide operational flexibility
- 2.29 acre site with ability to expand the existing building
- Heavy power service
- Fully sprinklered
- LED lighting throughout the warehouse
- Floor drains in warehouse
- Office space is 4,200 SF
- Building is leased through April 2027

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OMAHA, NE 68130

BUILDING INFORMATION

Building Size	30,000 SF
Office SF	4,200 SF
Number Of Floors	1
Year Built	1984
Construction Type	Block and metal
Roof Type	Metal
Dock Doors	2 (8' x 10') and 1 (8' x 10')
Drive-In Doors	1 (14' x 14') and 1 (10' x 10')
Column Spacing	50' x 25'
Floor Drains	Yes
Clear Height	18' min - 20' max
Restrooms	3

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Stalls	22
Outside Storage	Yes 5,000 SF paved and fenced (can be expanded).

SITE INFORMATION

County	Douglas
Zoning	GI
Lot Size	2.29 Acres
Number Of Buildings	1
Location Description	Off of 156th & Center

UTILITIES & AMENITIES

Power	OPPD
Power Description	Heavy Power, 120-480 Volt
Gas	MUD
Fire Sprinkler	Yes (Wet)
Warehouse Heat	GFA
Air Conditioning	Office only

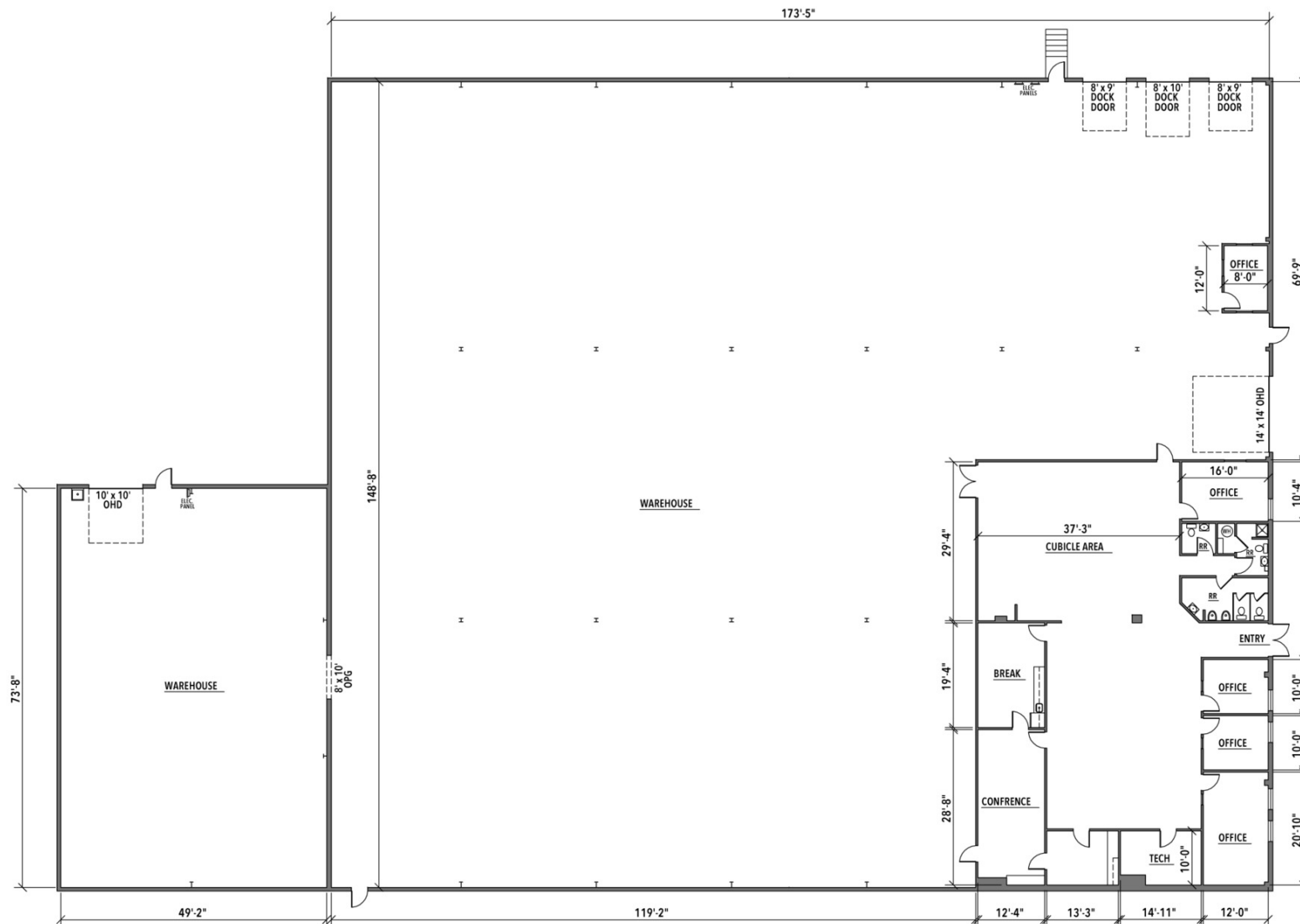
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SALE PRICE:	\$5,475,000
Property Type	Industrial

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	86,872	234,879	565,987
Total Households	34,264	92,199	226,176
Average HH Income	\$143,544	\$139,778	\$123,290

2511 S 156TH CIR FLOOR PLAN



NOTE: THIS DRAWING IS AN APPROXIMATION OF EXISTING STRUCTURES AND FEATURES PROVIDED FOR MARKETING AND CONVENIENCE ONLY; NOT FOR CONSTRUCTION. ALL DIMENSIONS ARE APPROXIMATE. FIELD VERIFY ALL DIMENSIONS.

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SITE AERIAL



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2511 S 156TH CIR
RETAILER MAP



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GROUND PHOTOS



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