

ONLINE LAND AUCTION

HEAVY INDUSTRIAL PROPERTY

13.51± ACRES DOUGLAS COUNTY, NE

Bid Online
**AUG. 14-
AUG. 28, 2026**

BIDDING ENDS AT 11 A.M. ^{CENTRAL}
Get a salebill, register and bid at
www.bigiron.com

6030 SOUTH 60th STREET, OMAHA, NEBRASKA

SPECTRACOM INC.

LISTING AGENT: SHAYNE ZUTAVERN 402.770.1220

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REALTY

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800.887.8625
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SCAN FOR
ADDITIONAL DETAILS,
MAPS, & PHOTOS!



LOCATION & GENERAL INFORMATION

Rare opportunity to acquire a 13.51± acre industrial property in South Omaha's established commercial corridor, featuring approximately 10.84± acres of 8-inch poured concrete ideal for large-scale outdoor operations, material handling, recycling, processing, transfer, equipment and construction storage and other intensive commercial uses.

This 588,540± square foot General Industrial parcel offers serious operational capacity, including two connected office buildings, three power control buildings, a truck scale and scale house, and an expansive concrete yard engineered for industrial activity and/ or heavy equipment parking and storage.

Previously used for wood mulching, tire recycling, construction and demolition debris processing, and materials transfer, the property is built for demanding industrial operations with proven infrastructure already in place for equipment, loading, storage, processing, truck traffic, and potential future warehouse or industrial building expansion. **Note:** The 6' X 3' X 2.5' Interlocking Concrete Blocks may be purchased separately.

Physical Address: 6030 South 60th Street, Omaha, Nebraska 68117

Property Highlights:

- 13.51± total acres of General Industrial property
- Approximately 10.84± acres of 8-inch poured concrete yard space
- Ideal for outdoor material stockpiling, heavy equipment storage, auto recycling, truck staging, vehicle maneuvering, contractor storage, and large-scale industrial operations
- Two adjoining all-metal office buildings in very good condition
- Three strategically placed power control buildings/sheds with power ranging from 240 amps to over 800 amps
- 2024 Avery Weigh-Tronix 120,000 lb. truck scale, measuring approximately 70' x 15'
- On-site scale house
- 6-inch water line present
- Fire hydrant located on the property
- Scrap and salvage permits
- Special Use Permit for tree and wood processing
- Special Use Permit for recycled tire processing — reportedly the only one in Omaha
- Parcel class: General Industrial
- Full high-end camera/security system included

Lease Income Potential:

This 13.51-acre heavy industrial site is well-suited for a strong ground lease or owner-user investment. Current market rates for bare or lightly improved industrial land in Omaha's city limits range from \$2,500 – \$3,500+ per acre per month NNN, or approximately \$0.69 – \$0.96 per sq ft per year. At these rates, the property has the potential to generate \$405,000 – \$567,000+ annually in base ground rent (before NNN charges), offering excellent cash-flow potential for investors or developers.

Summary:

Investors and operators take note of this rare combination of general industrial zoning, extensive concrete yard space, significant power infrastructure, truck scale, permitted uses, and strategic South Omaha location.

This property is exceptionally well-suited for users needing substantial outdoor industrial capacity, parking, storage, equipment staging, material handling, or transfer-related operations. The site offers immediate functionality for heavy-duty use while also providing investors with flexibility for future expansion, redevelopment, warehouse/industrial building use, and or flexible equipment storage.

2025 Property Taxes: \$17,943.16

Closing: Closing will be on or before September 28th, 2026, or such other date agreed to by the parties and will be conducted by Nebraska Title and Escrow.

Possession: Possession will be granted on or before September 28, 2026, or such other date agreed to by the parties. Buyer also agrees to give seller until December 26, 2026, to remove all final remaining materials from the property.

BIDDING PROCESS

The bidding increments will be \$25,000. The final sale price will be the highest bid. The Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days, beginning August 14, 2026, and ending August 28, 2026, at 11:00 a.m. This online auction features bidding extensions. If a bid is received within five minutes of the scheduled closing time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours before the auction closes or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement /offer with a 10% non-refundable down payment to be payable to Nebraska Title and Escrow. The non-refundable earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing. The seller will provide a marketable title to the buyer, evidenced by title insurance; the title insurance and closing costs are split 50/50 between the buyer and seller. The seller will pay the 2025 real estate taxes. The property will not be sold subject to financing. The written purchase agreement, to be signed by the seller and buyer, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller. The final sale price is subject to the seller's confirmation once the bidding concludes.

DISCLAIMER

All information provided regarding this property has been obtained from sources deemed reliable; however, neither the Seller, Agent, Broker, nor any affiliated representatives make any warranties or representations as to the accuracy, completeness, or reliability of the information provided. All prospective buyers, investors, and/or their representatives are encouraged to conduct their own independent due diligence, inspections, investigations, and verification of all property details.

Information including, but not limited to, acreage, square footage, zoning, permitted uses, utilities, power capacity, environmental conditions, improvements, taxes, permits, building condition, site conditions, and operational capabilities should be independently verified with the appropriate governmental authorities, engineers, inspectors, utility providers, and professional advisors.

The lease rates and income projections presented are estimates based on current market comparables. Actual rates achieved will depend on tenant credit, improvements, lease terms, market conditions, and other factors. These figures are for illustrative purposes only and are not a guarantee of future income.

Any projections, estimates, valuations, income potential, redevelopment potential, or future-use assumptions are for informational purposes only and are not guaranteed.

Buyer shall rely solely on Buyer's own investigation and due diligence and not on any statements, marketing materials, estimates, or representations made by Seller, Agent, Broker, or their representatives. Seller, Agent and Broker shall not be liable for any errors, omissions, or changes in the information provided.



Attend the Auction

Friday

August 28, 2026

8 a.m. Central until bidding ends

Fairfield Inn & Suites

7002 Grover Street

Omaha, NE 68106

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

Sellers: Thinking of selling your property? Please attend this auction to see how it works!

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2026 BigIron Realty. All rights reserved.

CONTACT THE LISTING AGENT



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