

**FOR SALE**



# TEKAMAH WAREHOUSE

650 U.S. 75, Tekamah, NE 68061

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**CAMPBELL  
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REAL ESTATE

# TEKAMAH WAREHOUSE | INDUSTRIAL PROPERTY FOR SALE

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## PROPERTY DESCRIPTION

This flex warehouse presents an excellent owner-user opportunity for businesses in need of a highly adaptable space in a prime location. The property is situated on a 7.81-acre lot, offering ample space to support a variety of business needs. It accommodates a broad range of operations with practical and flexible warehouse facilities. Contact the agent for more information

## LOCATION DESCRIPTION

Conveniently located off Highway 75, near Tekamah Municipal Airport and within easy reach of Omaha.

## OFFERING SUMMARY

Sale Price:	\$1,400,000.00
Lot Size:	7.81 Acres
Building Size:	20,212 SF
Zoning:	Commercial
Year Built:	1980
Dock Doors:	2
Drive In Doors:	2

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## PROPERTY HIGHLIGHTS

- Commercial Opportunity on Highway 75 – Over 20,000 SF of well-maintained metal building space with overhead doors including dock and drive-in access, and a versatile layout designed for warehouse and manufacturing operations.
- High Visibility – Located directly on U.S. Highway 75, this site offers exceptional access.
- Office Available – Fully built out office with kitchenette available.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	398	1,951	2,190
Average Age	49	45	45
Average Age (Male)	46	44	44
Average Age (Female)	51	46	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	182	827	931
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$71,637	\$88,133	\$87,611
Average House Value	\$219,493	\$239,534	\$238,903

*Demographics data derived from AlphaMap*

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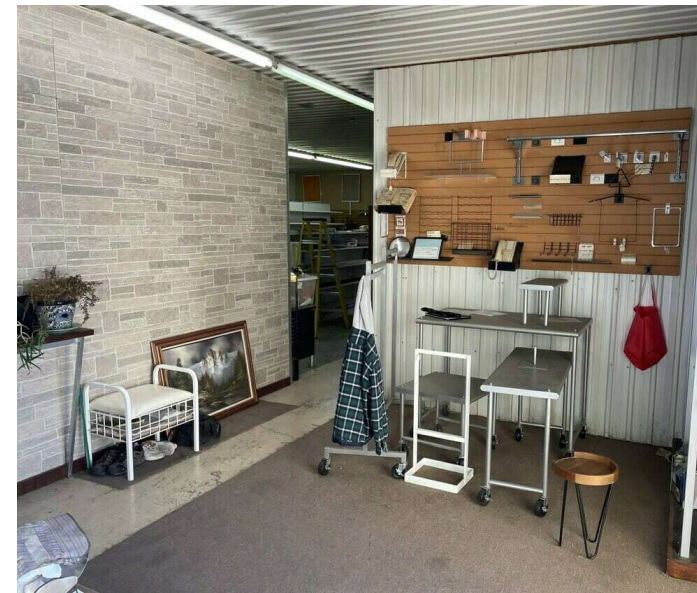
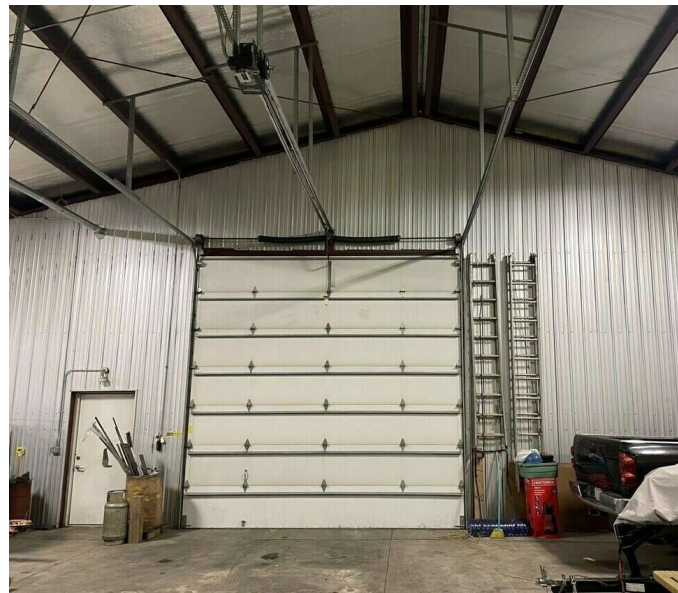
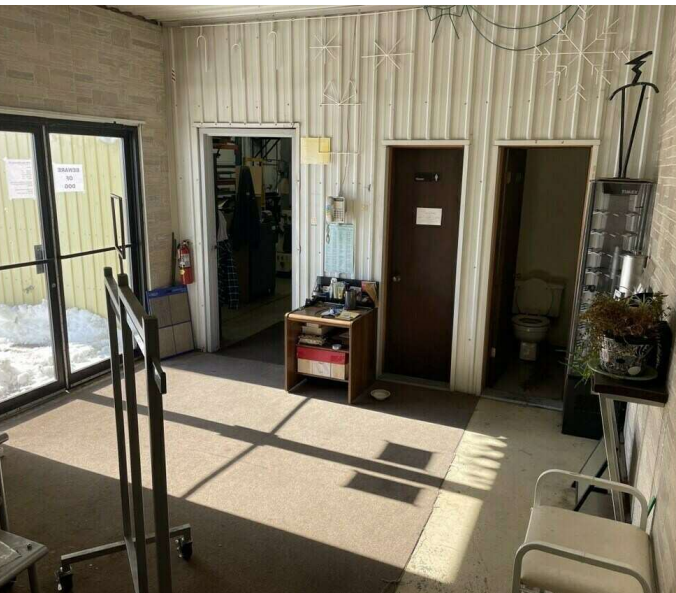


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