



FOR SALE/LEASE

Industrial/Flex

Three Buildings / 4.61 Acres

WWW.CBRE.COM/NEBRASKA

3626 MARTHA STREET
OMAHA, NEBRASKA 68105



Cole Scott

First Vice President

+1402 697 5808

cole.scott@cbre.com

Sam Andres

Vice President

+1402 557 6005

sam.andres@cbre.com

CBRE



BUILDING ONE

BUILDING TWO

BUILDING THREE

Industrial/Flex

A unique opportunity for owner/user or investment in Midtown Omaha.

Property includes three buildings totaling 54,400 SF of freestanding flex/industrial on 4.61 acres at S 37th Plaza and Martha available for lease or sale.

- Three industrial buildings: 48,600 SF, 4,000 SF and 1,800 SF
- Fully-fenced 4.61 acre property with outdoor storage
- Semi-truck access and pull-through
- Masonry and metal frame construction mix
- Fully air-conditioned
- Four dock-hi doors total / Four drive-in doors total
- Ceiling heights: 12' - 16' / 20.5' clear height in warehouse / 9-10' drop tile ceiling in office
- 480V, 3-phase power
- New roof in 2022 with a 20-year warranty
- Zoned General Industrial (GI)
- Access from Martha Street from the south and Frances Street from north
- Situated at the NEC of S 37th Plaza and Martha Street, west of Field Club Trail and Harrison Heights Park and less than one mile from I-480/Hwy 75
- Five minutes from UNMC and the Omaha VA Medical Center
- Real Estate Taxes: \$43,422.36 (2025)

— FOR SALE/FOR LEASE
3626 Martha Street

SALE INFORMATION

Sale Price	\$5,245,000
Building Size*	54,400 SF
Lot Size	4.61 AC
*total of three buildings	

LEASE INFORMATION

Space Available	54,400 SF
Lease Rate	\$6.95 PSF
Lease Type	NNN

**Current NNN Lease in place
with a credit tenant.
Lease expires 12/31/2027.**

3626 Martha Street | Floor Plans

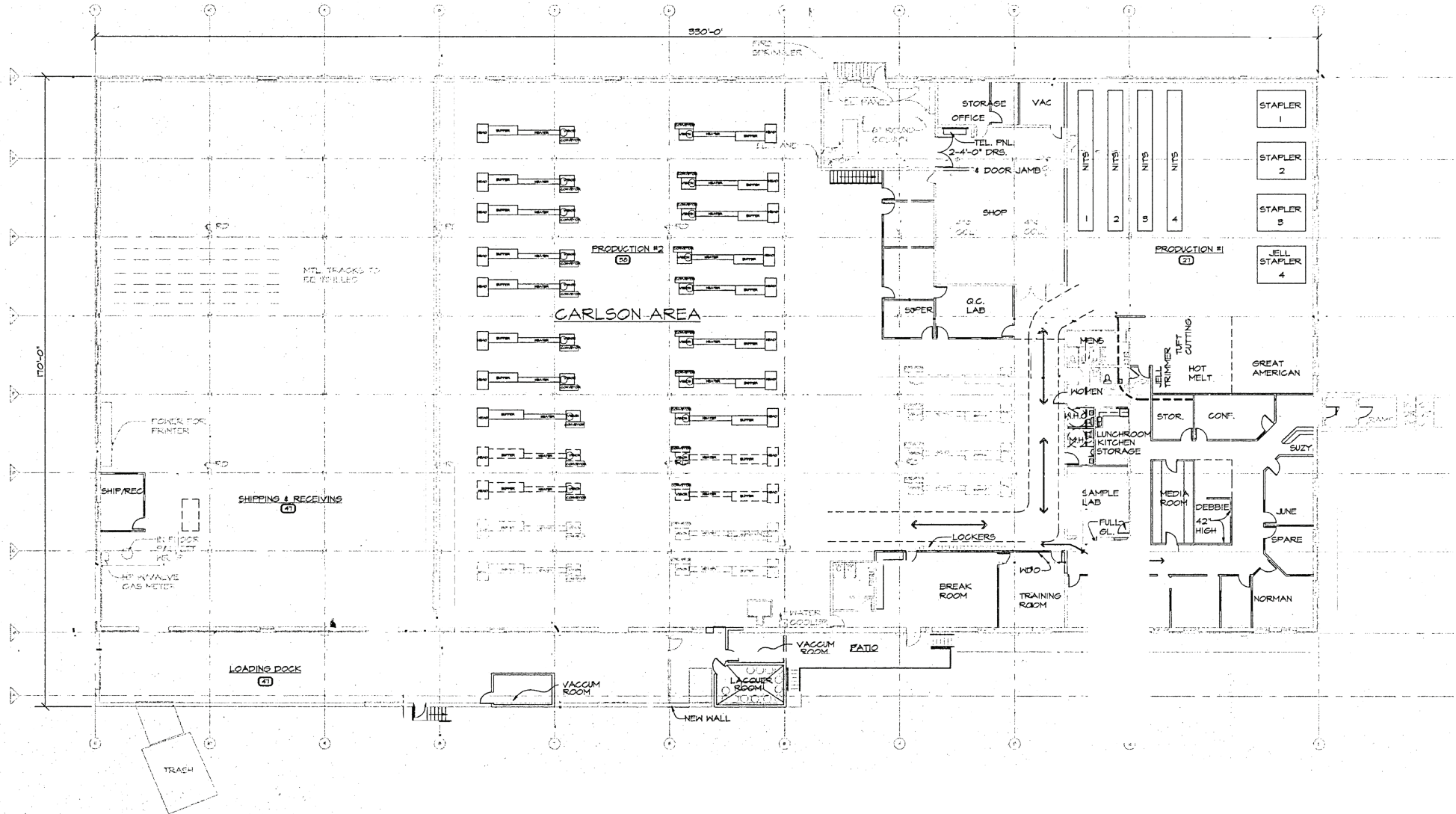
1,800-48,600 SF / **Note: not shown to scale**



INDUSTRIAL/FLEX

3626 Martha Street | Floor Plans

1,800-48,600 SF / **Note: not shown to scale**



INDUSTRIAL/FLEX

Exterior / Building One

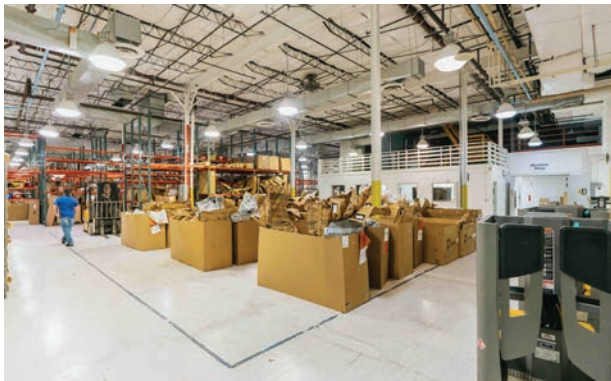
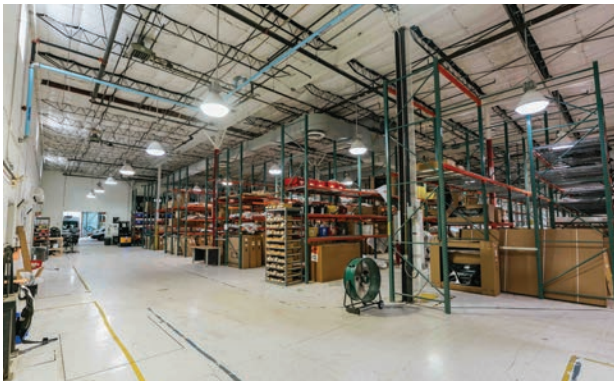
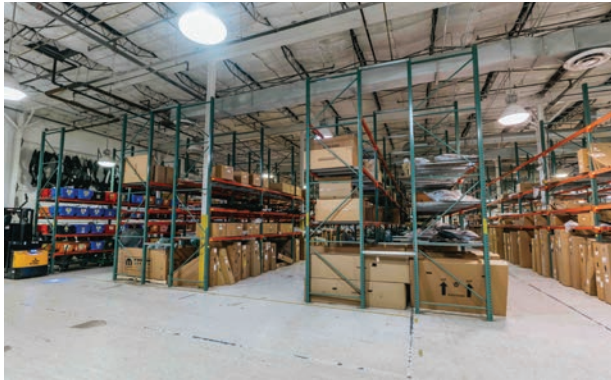


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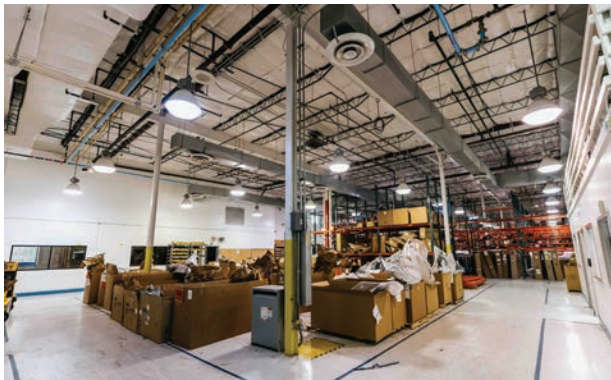
INDUSTRIAL/FLEX

Interior / Building One



INDUSTRIAL/FLEX

Interior / Building One



INDUSTRIAL/FLEX

Interior / Building One



INDUSTRIAL/FLEX

Interior / Building One



INDUSTRIAL/FLEX

Exterior / Building Two



3626 MARTHA STREET | OMAHA, NEBRASKA 68105



INDUSTRIAL/FLEX

Exterior / Building Three & Grass Area



INDUSTRIAL/FLEX

Exterior / Buildings One, Two and Three

VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM EAST

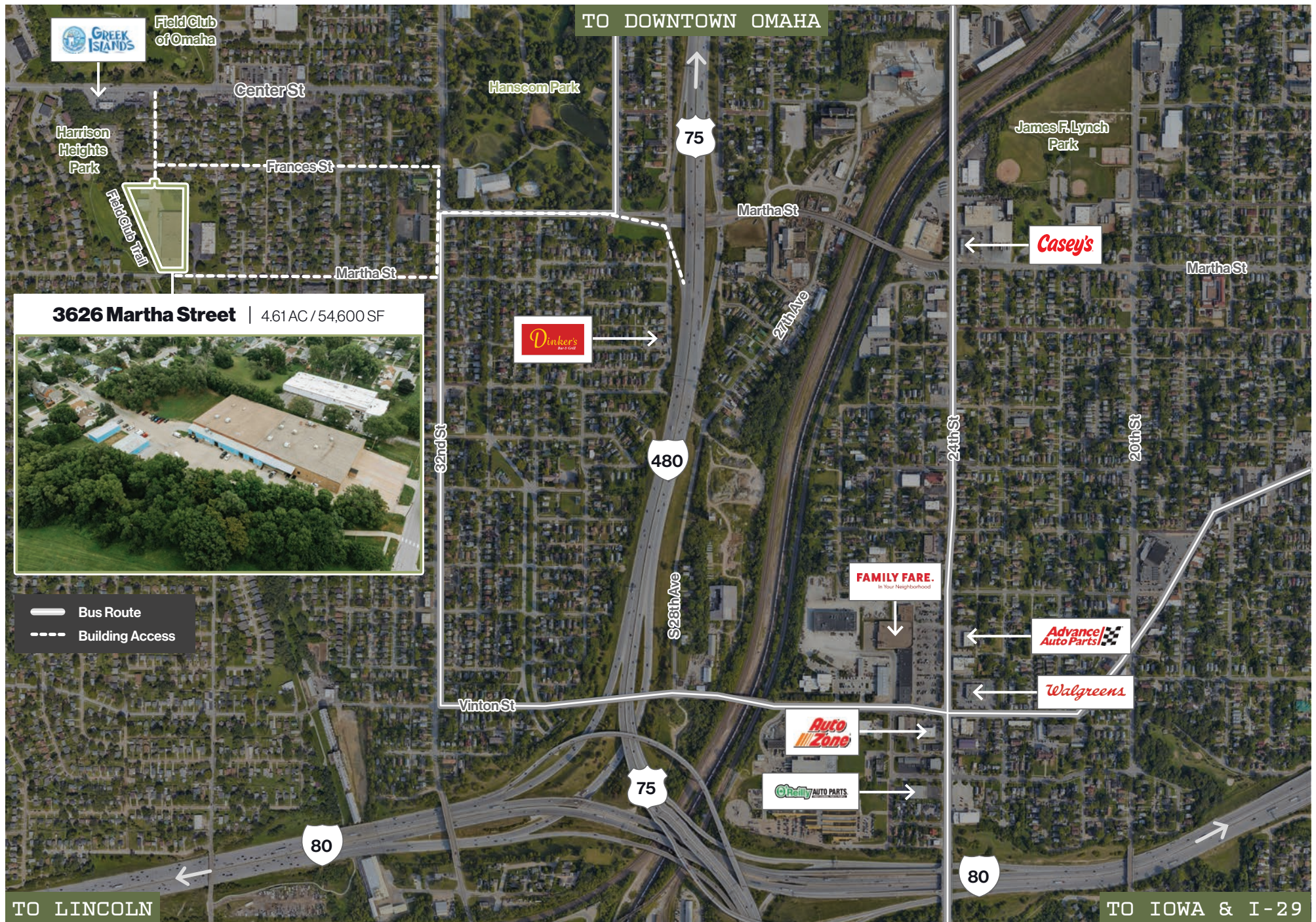


VIEW FROM NORTH



VIEW FROM NORTHEAST







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FOR MORE INFORMATION,
PLEASE CONTACT:

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First Vice President
+1402 697 5808
cole.scott@cbre.com

Sam Andres

Vice President
+1402 557 6005
sam.andres@cbre.com

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