



FOR SALE/LEASE

Sheelytown- Castelar

Flex/Industrial | Delivery April 2026

2416 CASTELAR STREET
OMAHA, NEBRASKA 68108



CBRE



New Flex Opportunity

A unique opportunity for contractors and small businesses in the heart of South Omaha. Building completion/possession April 2026.

Phase One includes a 6,939 SF (divisible to 3,470 SF) freestanding flex/industrial building at 24th and Castelar available for lease or sale.

- Building 97' deep X 72' wide
- Building is "clear" span
- Ceilings: 15' - 18'
- Each bay features two drive-in doors (12' W X 12' H and 9' W X 10' H)
- Each bay has 507 SF office with one unisex restroom
- Radiant heat in warehouse area
- Occupancy rating S-1
- 200 amp, 3 phase electrical panel in each bay

Phase Two will include three 8,000 SF demisable flex/industrial buildings offering varying bay sizes near 28th & Vinton that will also be offered for lease or for sale, see listing at 3065 S 28th Street.

Designed to empower local businesses, this innovative ownership model makes property ownership affordable and accessible with creative seller financing available. By joining the Sheelytown LCA, you'll gain not just a stake in your space but also a voice in the community's growth and success.

— PHASE ONE — **2416 Castelar Street**

SALE INFORMATION

Sale Price	*\$250 PSF
*Seller Financing	Incentives Available
Building Size	**6,939 SF
Lot Size	0.34 AC
** will divide in two	

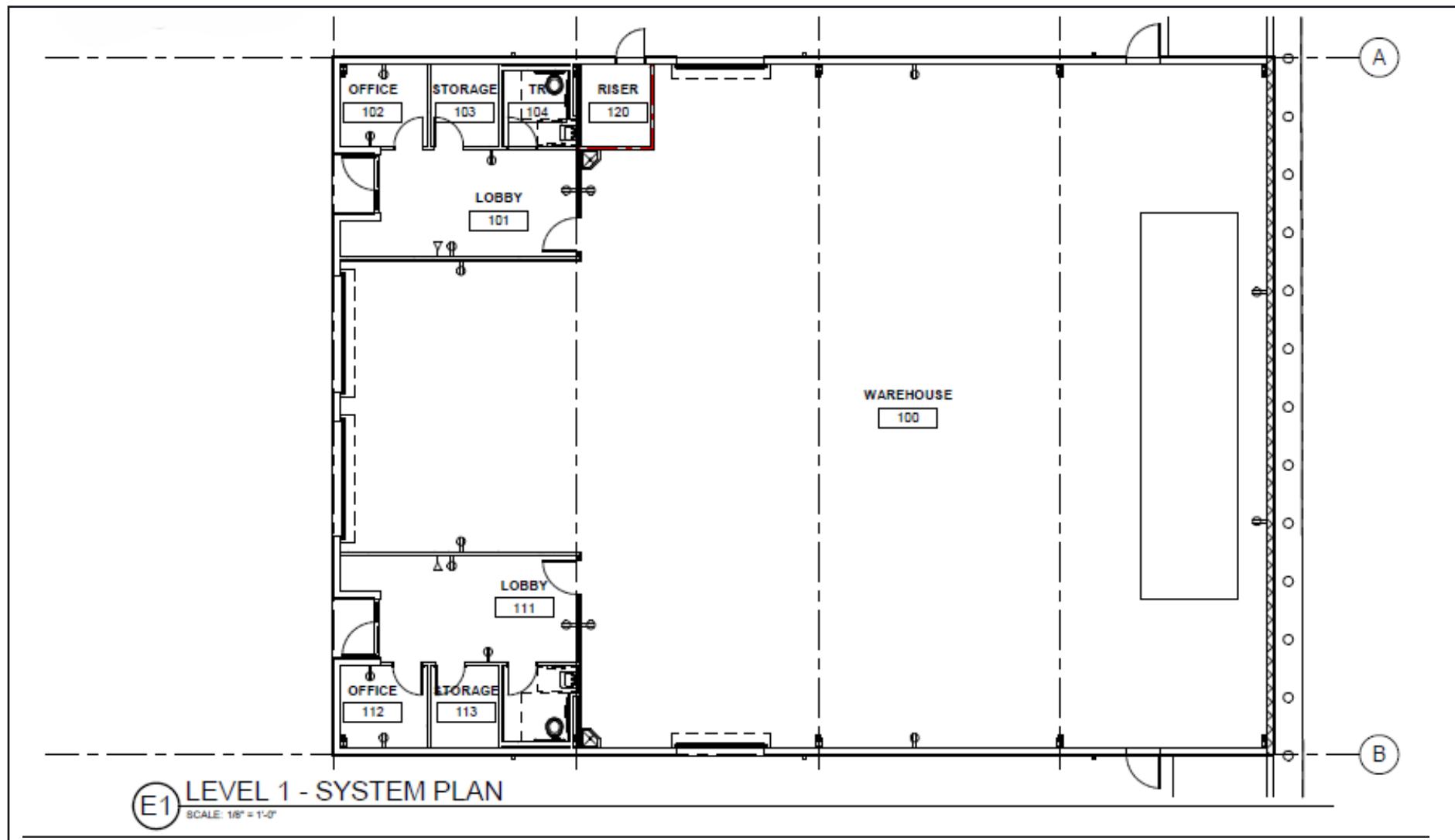
LEASE INFORMATION

Space Available	3,470-6,939 SF
Lease Rate	\$15.00 PSF
Lease Type	NNN

PHASE ONE

2416 Castelar Street | Floor Plan

3,470-6,939 SF



Sheelytown - Community Health Development

Location Aerial



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Sheelytown - Castelar

Flex/Industrial

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