

Bennington Rd

MCGILL INDUSTRIAL PARK

3.57-27.15 ACRES | \$6.95-7.95 PSF

MCGILL INDUSTRIAL PARK, BENNINGTON, NE 68142

133

Future Home of
McGill Restoration

LOT 3
3.57 AC

LOT 2
6.31 AC

LOT 4
11.57 AC

LOT 5
5.348 AC

Pending Sale

INVESTORS
REALTY INC.

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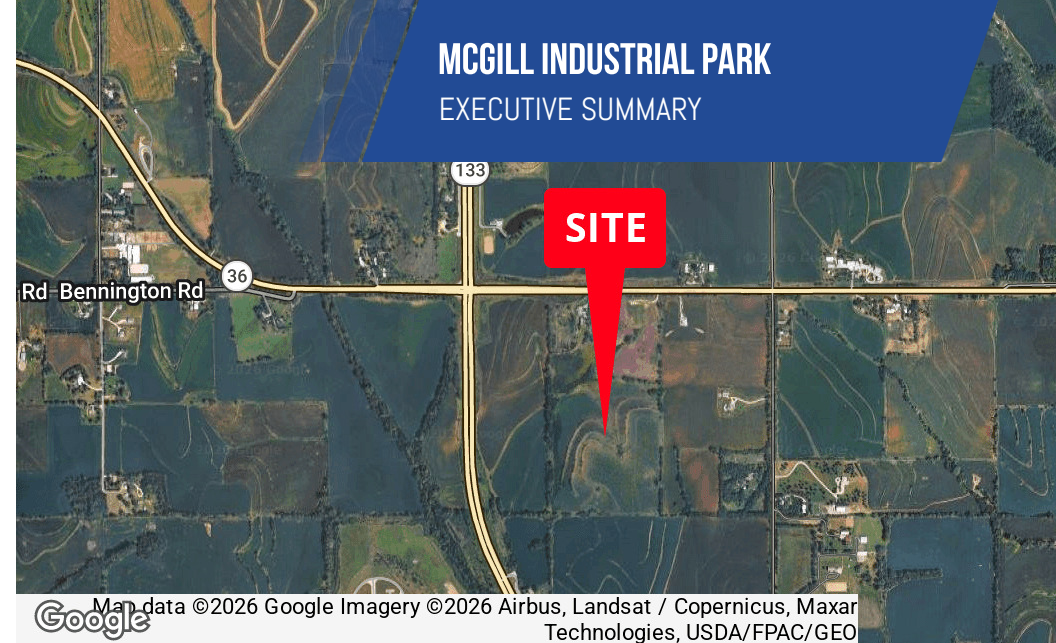


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OFFERING SUMMARY

SALE PRICE:	\$6.95-7.95 PSF
Available AC:	27.15 Acres
Park AC:	56 Acres
Price / SF:	\$6.95-7.95 PSF
Zoning	GI

PROPERTY OVERVIEW

McGill Industrial Park is a 56-acre industrial site at Highway 133 and Bennington Road in one of the most rapidly growing corridors in the Omaha metro, and will be home to McGill Restoration's new 175,000 SF headquarters. The park provides efficient access to Interstate 680. Lots are being delivered in fully developed condition, including: rough grading, site infrastructure, utilities to all lots, and General Industrial zoning. Highway 133 is emerging as one of Northwest Omaha's key industrial corridors, driven by new infrastructure, strong workforce access, and major institutional investments (Google, Army National Guard, GXO, and McGill Restoration).

PROPERTY HIGHLIGHTS

- Suitable for industrial, flex, and service-oriented uses
- Lots can be combined or sold separately
- Access to Interstate 680 via both Highway 133 and Bennington Rd
- Located in rapidly growing Northwest Omaha submarket, neighbors include nearby 300+ acre Google Data Center currently under construction
- Potential for heavy industrial zoning. Contact broker for more details
- Offsite water retention in outlots

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**MCGILL
INDUSTRIAL
PARK**

LOT 3
3.57 AC

LOT 2
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LOT 5
5.348 AC

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133

N 108th St

IRVINGTON BUSINESS PARK

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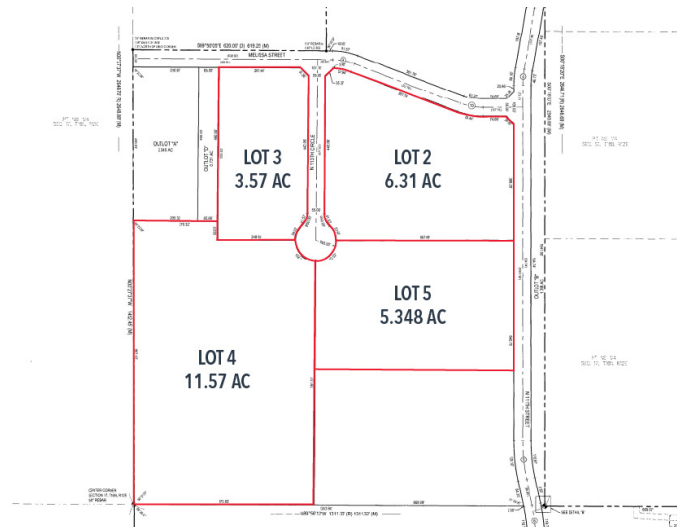
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Lot #	Size	Sale Price	Status
2	6.31 Acres	\$6.95 PSF	Available
3	3.57 Acres	\$6.95 PSF	Available
4	11.57 Acres	\$7.95 PSF	Available
5	5.348 Acres	\$7.95 PSF	Available



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MCGILL INDUSTRIAL PARK AREA DEVELOPMENT MAP



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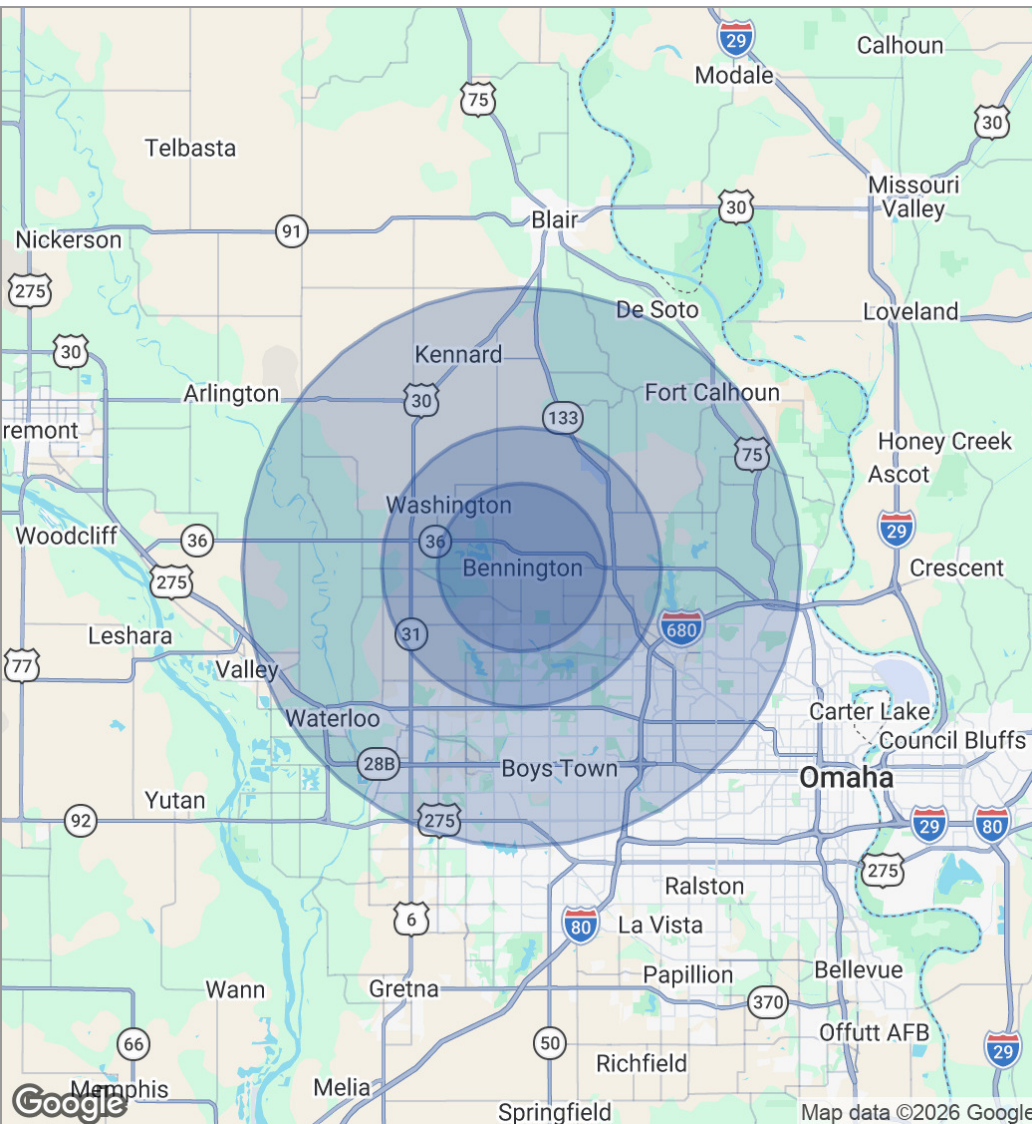
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MCGILL INDUSTRIAL PARK

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	18,796	57,228	319,985
Median age	34	37	39
Median age (Male)	34	36	38
Median age (Female)	35	38	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	6,099	20,922	125,182
# of persons per HH	3.1	2.7	2.6
Average HH income	\$148,555	\$132,185	\$129,510
Average house value	\$474,210	\$382,742	\$363,523

* Demographic data derived from 2020 ACS - US Census

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