

For Sale

Industrial Property

16,408 SF

17512 Storage Road | Omaha, NE 68138

Price Reduced \$2,590,000

Property Features

- Strong industrial investment located in the heart of growing Sarpy County
- Four buildings totaling 16,408 SF
- Storage bays on premises
- Seller to lease back 4,830 SF
- Showings scheduled through listing agent, please do not disturb tenants

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ADDRESS	SIZE	PRICE REDUCED
17512 Storage Road	4 Buildings Totaling 16,408 sq. ft.	\$2,590,000

BUILDING DETAILS

Buildings (4) Total SF	16,408 sq. ft.
Tenancy	Multiple
Ceiling Height	10'-18'

PROPERTY DETAILS

Lot Size	1.96 AC
Zoning	LI - Light Industrial
Fence Yard	No
Market	Omaha
Submarket	Southwest Omaha
County	Sarpy

DEMOGRAPHICS 1 MILE 3 MILES

Total Households	3,211	25,765	52,166
Total Population	9,654	74,757	144,090
Average HH Income	\$152,372	\$136,474	\$131,365

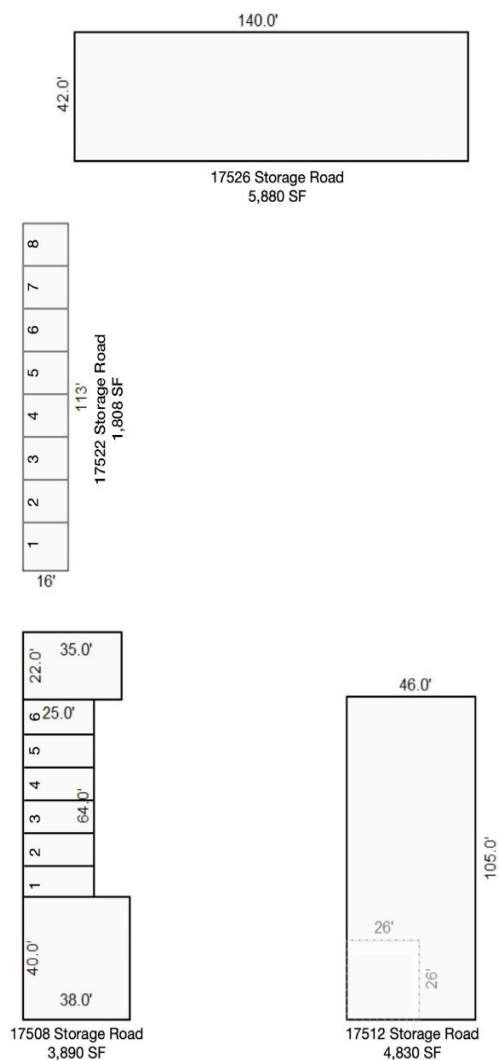


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17512 STORAGE ROAD

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Size (SF)	4,830 SF
Year Built	1997
Type / Class	Light Industrial / Class D
Construction	Concrete Block / Metal Walls
Ceiling Height	18'
HVAC	Space heat

17508 STORAGE ROAD

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Size (SF)	3,890 SF
Year Built / Renovated	1995 / 2004
Construction	Metal Walls
Ceiling Height	10'-16'
Storage Units	Six (6)

17522 STORAGE ROAD

Eight (8) Storage Units in 1,808 SF Building

17526 STORAGE ROAD

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Size (SF)	5,880 SF
Year Built	2000
Type / Class	Industrial Flex / Class P
Construction	Metal Walls
Ceiling Height	18'
HVAC	Space Heat

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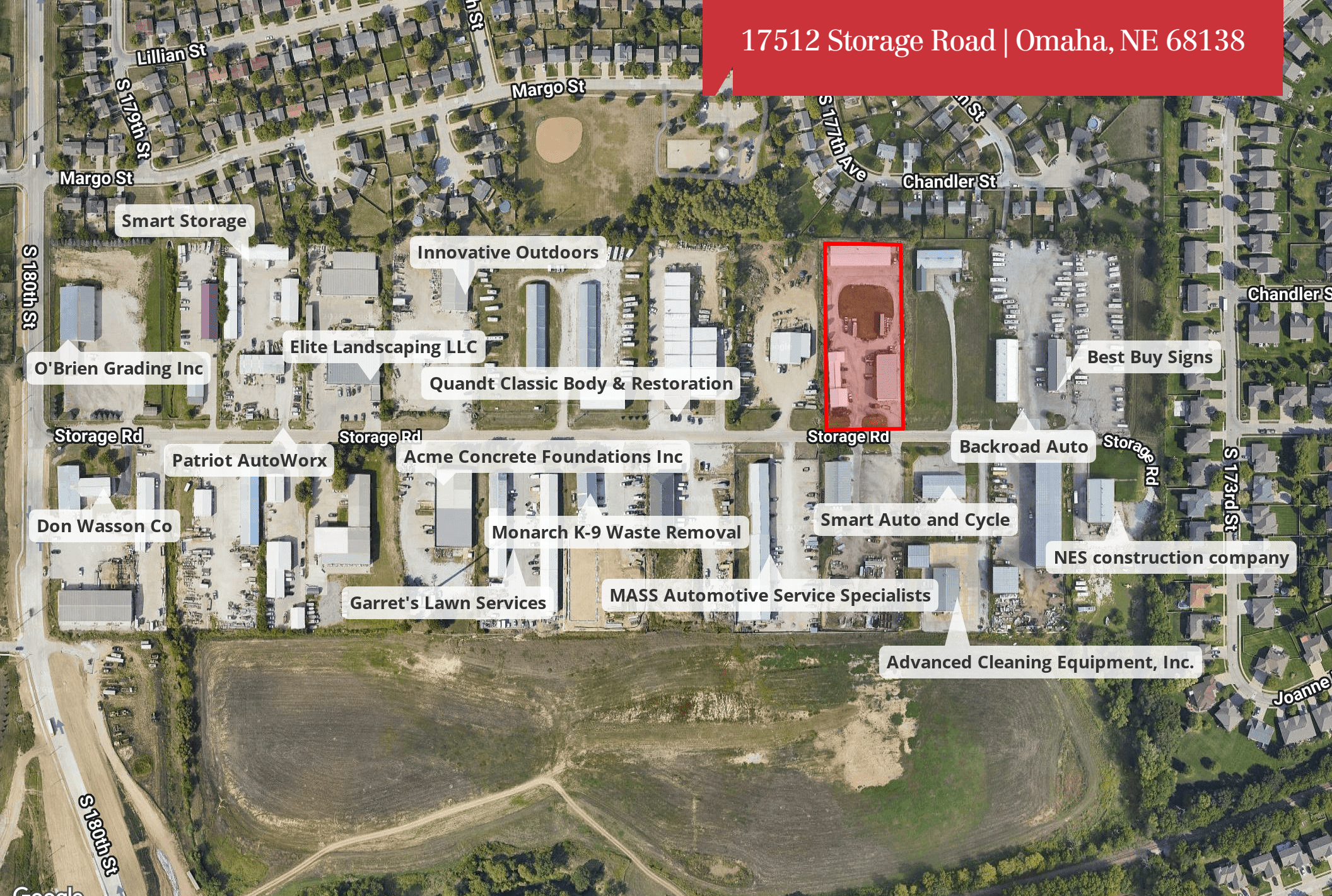
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