

For Sale

Industrial Property

59,680 SF



4808 G Street | Omaha, NE 68117

PRICE REDUCED \$7,400,000

Property Features

- Very clean and well-maintained industrial building with 16 dock-high doors and 1 drive-in door
- The 59,680 sq. ft. building has 5,470 sq. ft. of office space and 49,560 sq. ft. of warehouse/distribution space which includes a non-structural, removable 10,584 sq. ft. freezer area
- 20' to 22.5' ceiling heights and 40' X 40' column spacing in the warehouse
- Easy access to 50th & G Street, a fully signaled intersection and access to Interstate 80 at 42nd and 60th Streets
- Four curb cuts and drive access around the building with plenty of parking on the 4.449-acre site
- Immediately available

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ADDRESS	SZIE (SF)	ASKING PRICE
4808 G Street, Omaha, NE	59,680 SF	\$7,400,000.00

BUILDING DETAILS

Years Built / Renovated	1977 & 1985 / 1999
No. Dock Doors	16
No. Drive Doors	1
Ceiling Height	20-22.5'
Real Estate Taxes	\$53,280.90
Office / Warehouse	5,470 SF / 54,210 SF
Power Description	2200 Amps
Lot Size	4.449 AC
Zoning	GI
Fenced, Outdoor Storage	No

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	South Central Omaha
Cross Streets	50th & G Streets
County	Douglas
Nearest Interstate	I-80

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,928	45,526	113,177
Total Population	10,785	113,932	272,673
Average HH Income	\$85,523	\$86,426	\$97,724

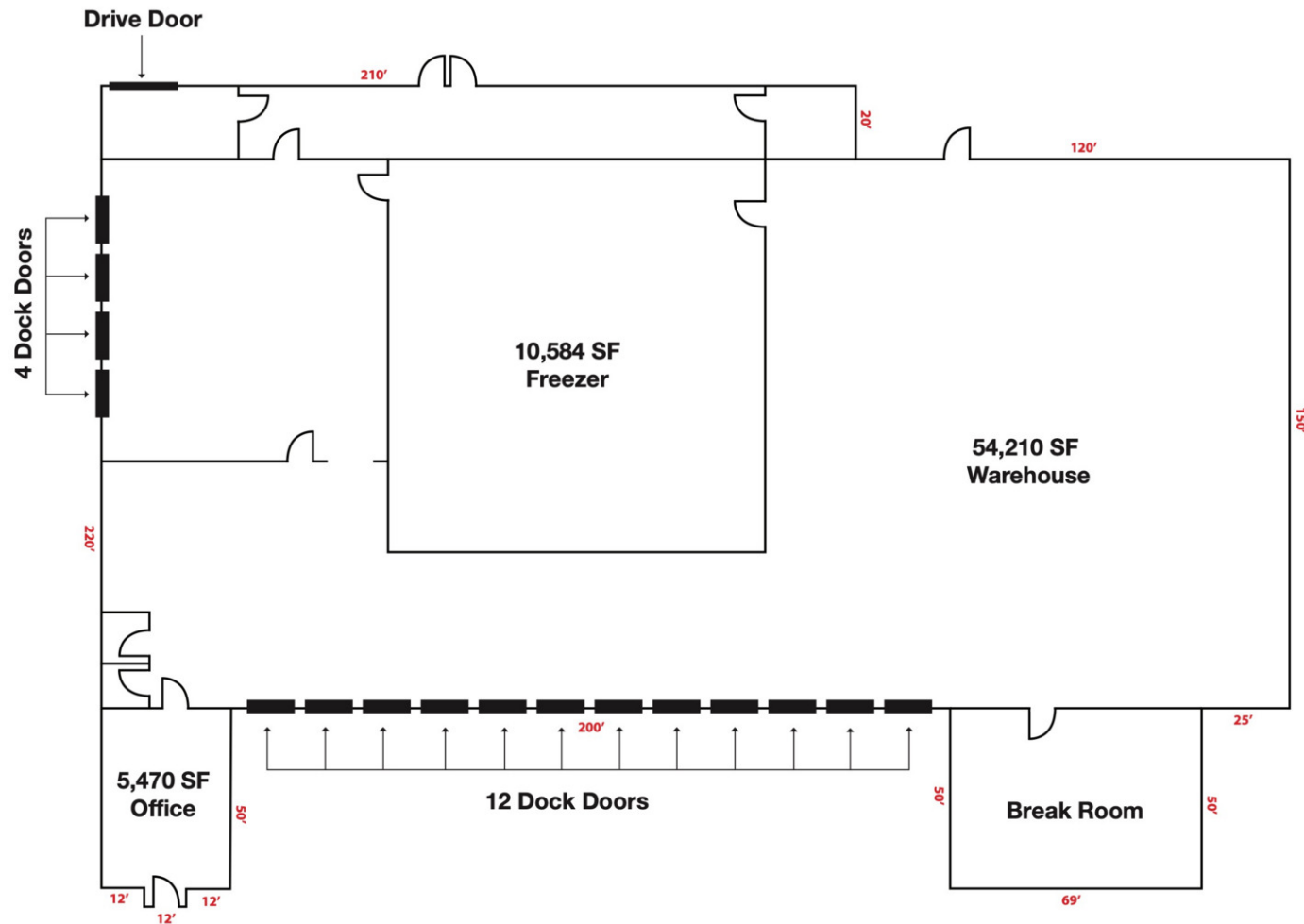
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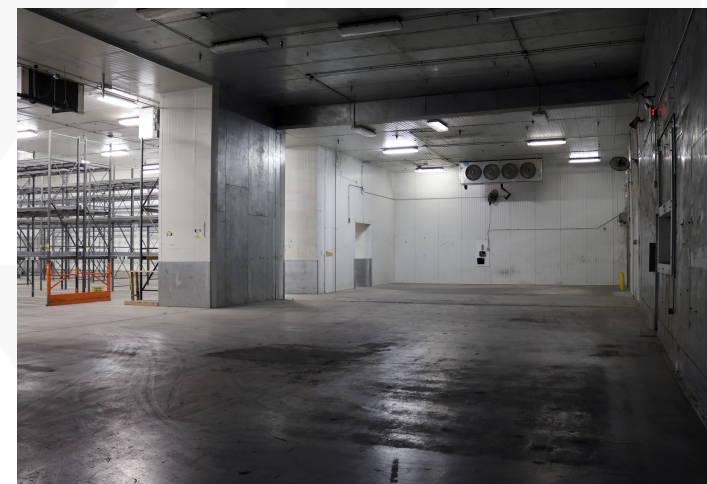
FACILITIES BUILDING INFORMATION

Office	5,470 SF
Freezer	10,584 SF
Dry Storage / Assembly	38,976 SF
TOTAL SF	59,680 SF





*Not to scale. All measurements are approximations and should be field verified.



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