

FOR LEASE



HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE

2200 S 24th St, Omaha, NE 68108

CONNER DANA

Managing Broker

402.598.9637

Conner@CampbellDana.com

SETH V. CAMPBELL

President

402.214.6106

Seth@CampbellDana.com



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REAL ESTATE

HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

2200 S 24TH ST, OMAHA, NE 68108



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Property Type	Office, Industrial
Subtype	Flex, Warehouse, Manufacturing
Tenancy	Multiple
Total Building SQFT	84,937
Lot Size	2.2 Acres
Land Acres	3.592
Minimum Divisible SQFT	7,800
Max Contiguous SQFT	84,937
Building Class	C
Year Built	1951
Year Last Renovated	2024
Stories	2
Ceiling Height	11.5
Frontage	1,041
Taxes (Cost per SQFT)	\$0.31
Loading Docks	1
Dock High Doors	5
Drive Ins	3
Parking Spaces	250
Zoning	Heavy Industrial

PROPERTY DESCRIPTION

This commercial Flex Office and Warehouse building is ideal for businesses seeking a versatile space in a prime location. Contact us today to schedule a viewing and discuss leasing terms.

• Key Features:

- Immediate Access to I-480: Convenient connectivity to major transportation routes.
- Ample Parking: Includes an additional lot to accommodate all your parking needs.
- Significant Upgrades: Over \$1,200,000 invested in last 4 months
- New roof scheduled for installation in July 2024.
- Dock High and Overhead Doors: 5 dock high doors and 3 overhead doors provide versatile loading options.
- Grade-Level Access: Direct grade access to both the Flex Office and the West Warehouse.
- New LED Lighting: Recently installed energy-efficient LED lighting throughout.
- Fire Suppression System: building has wet sprinkler system in approximately 30,000sf of the warehouse.
- Flexible Office Space: Office area is in a basic shell condition, with the landlord open to negotiating tenant improvements (TI) to suit your needs.

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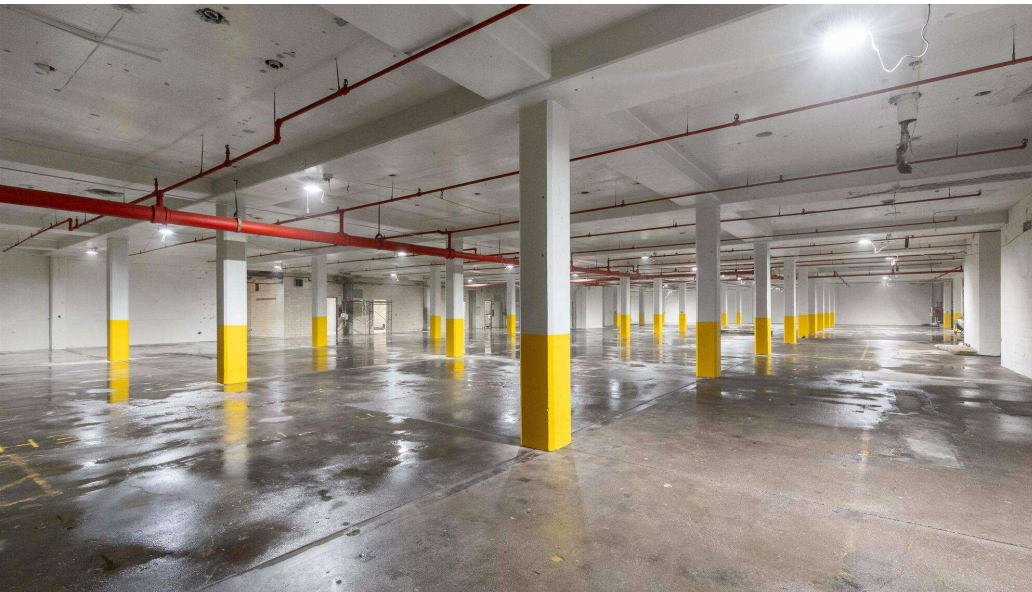
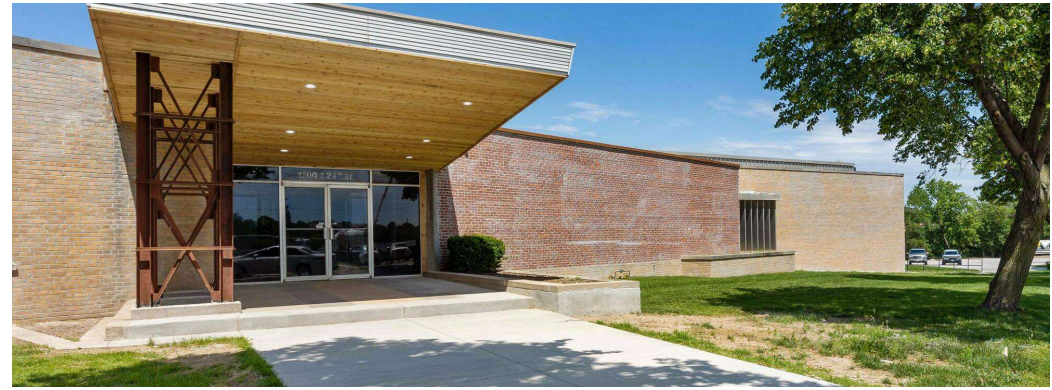
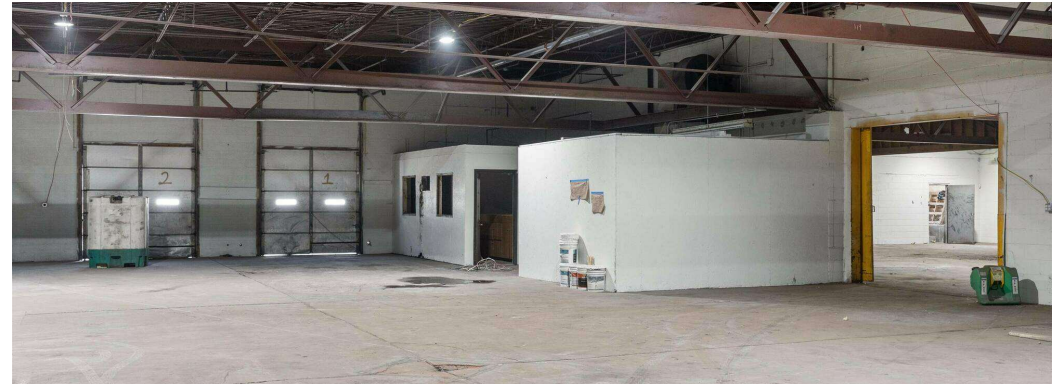
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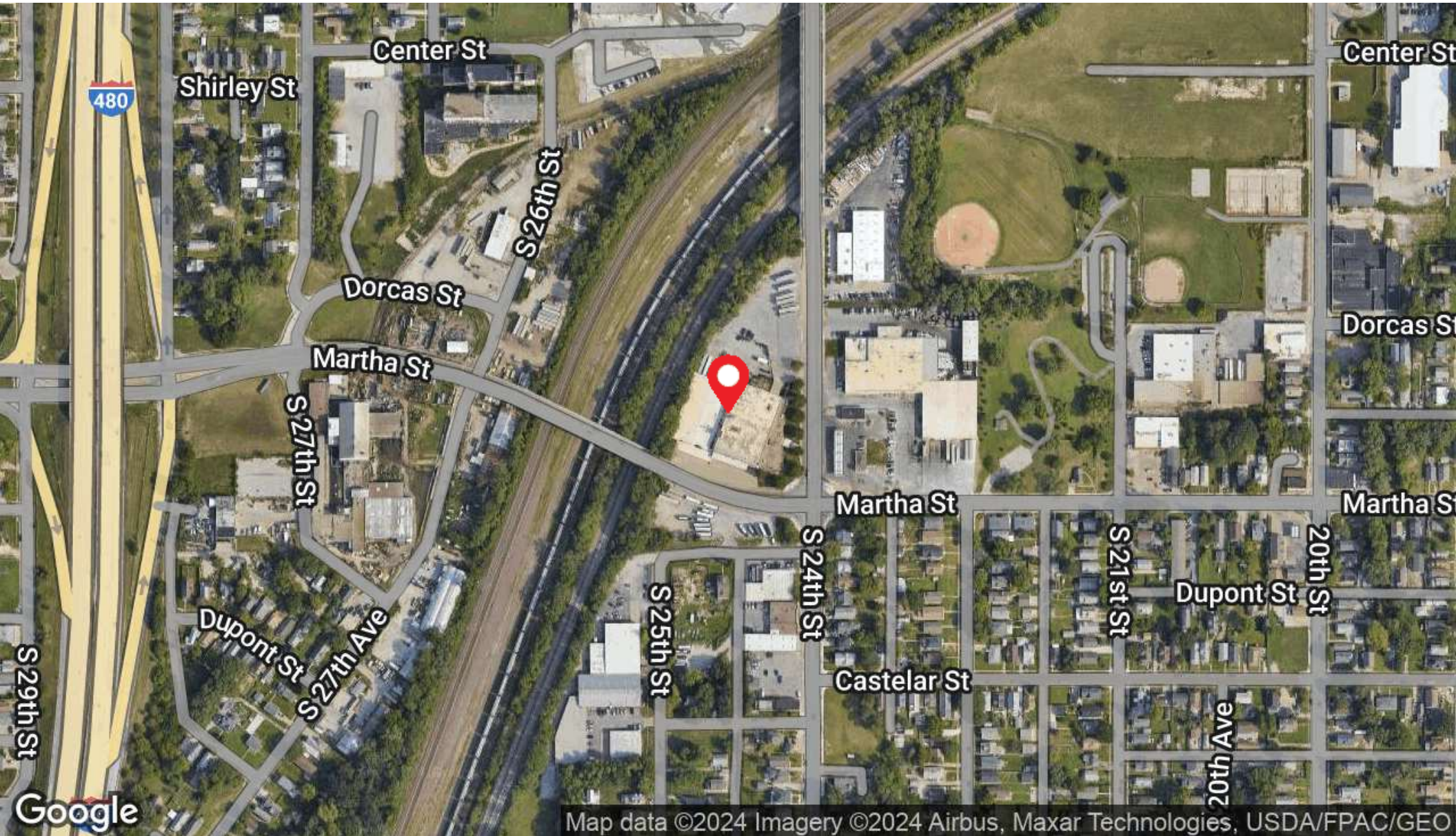
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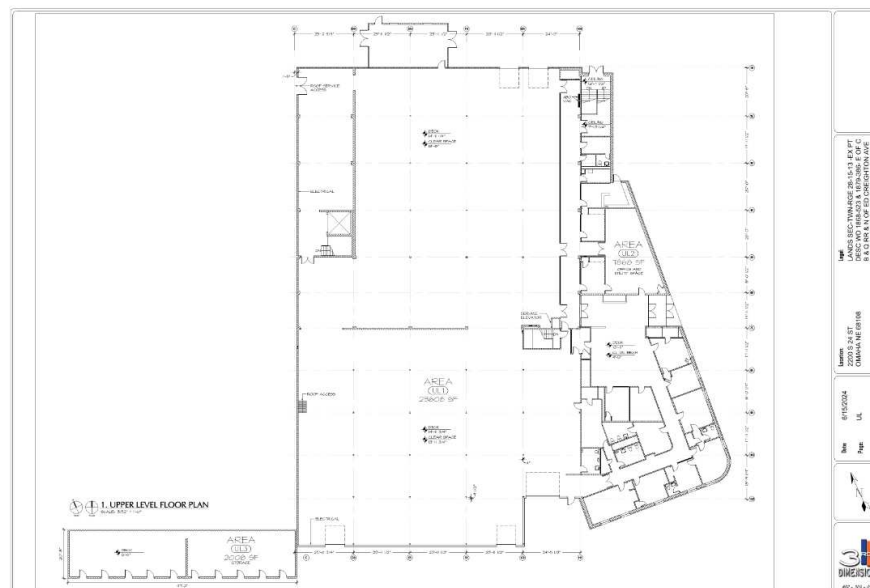
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FLEX WAREHOUSE | DETAILS

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LEASE INFORMATION

Listing Type	Direct	Space Subtype	Warehouse, Manufacturing
RSF Range	10,000 - 51,453 SF	Max Contiguous SF	51,453 SF
Dock High Doors	3	Rate (Per SF)	\$8.50 / SF / YR
Drive-In Doors	2	Lease Type	NNN
Parking	Ample	Lease Term	Negotiable

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