

# Industrial/Flex Building

South Omaha Industrial

4501-4511 S 46th Street  
Omaha, Nebraska 68117  
[www.cbre.com/nebraska](http://www.cbre.com/nebraska)

Current lease ends August 1, 2026



## Property Information

**Sale Price** \$1,100,000

**Total Building Size** 11,720 SF

Building One 10,480 SF

Building Two 1,240 SF

**Lot Size** 0.86 AC / 37,800 SF

### Features

- + Seven drive doors
- + One dock door
- + Three garages that are rented separately (building two)
- + A house on the property that is rented separately
- + Current lease ends August 1, 2026 with options to renew
- + 8.02% cap rate

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# For Sale



## Property Information

No. of Buildings	Two (2)
Lot Size	0.86 AC / 37,800 SF
Zoning	General Industrial

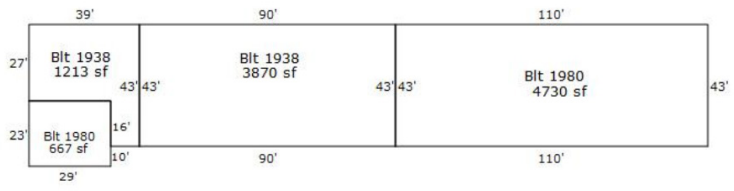
## Building One

Building Size	10,480 SF
Year Built/Remodeled	1938/1980
Docks	One (1)
Overhead Doors	Seven (7)

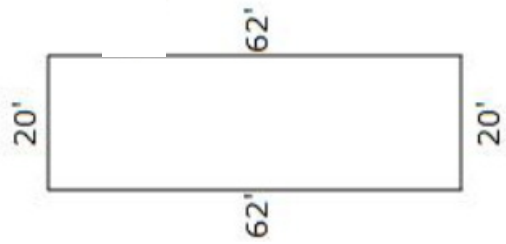
## Building Two

Building Size	1,240 SF
Year Built	2000
Overhead Doors	Six (6)

## Building One



## Building Two



Rent Roll	Rents through 8/30/2024	Rents starting 9/1/2024
Building One – Warehouse	\$5,906 / month	\$6,024 / month
Building Two – Garages	\$125 / month per garage \$375 / month total	\$125 / month per garage \$375 / month total
Rental House	\$950 / month	\$950 / month
<b>TOTAL</b>	<b>\$7,231 / month</b>	<b>\$7,349 / month</b>

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Building Two



Rental house on property

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## Contact Us

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