

RAINWOOD ROAD

OUTSIDE STORAGE SITE

17,415 VPD



RAINWOOD RD
& N 111TH ST

N 111TH STREET

BLAIR HIGH ROAD / HWY 133

N 109TH AVENUE

N 108TH STREET

RAINWOOD POINTE

RAINWOOD ROAD & N 111TH STREET | OMAHA, NEBRASKA 68142

6.24 ACRES
INDUSTRIAL LAND
FOR SALE

CBRE

PROPERTY OVERVIEW

RAINWOOD POINTE | 6.24 AC INDUSTRIAL LAND

LAND FOR SALE

FOR SALE

\$2,582,000

SALE PRICE

\$9.50

SALE PRICE - PSF

6.24

LOT SIZE - ACRES

FEATURES

- Level, shovel-ready lot
- Highway visibility
- 17,415 VPD (2025) at Blair High Rd & Rainwood Rd
- Utilities to site
- General Industrial (GI)
- Outside storage
- Current vacant lot in Rainwood Pointe development
- Located in highly desirable & growing industrial area
- Situated in northwest Omaha, close to I-680/ Hwy 133 interchange

ADDRESS	TBD N 111TH ST, OMAHA, NEBRASKA 68142
DOUGLAS COUNTY	PARCEL ID NO. 2037240032
LEGAL	RAINWOOD POINTE REPLAY FOUR LOT 2
SIZE	6.24 AC / 271,814 SF
ZONING	INDUSTRIAL

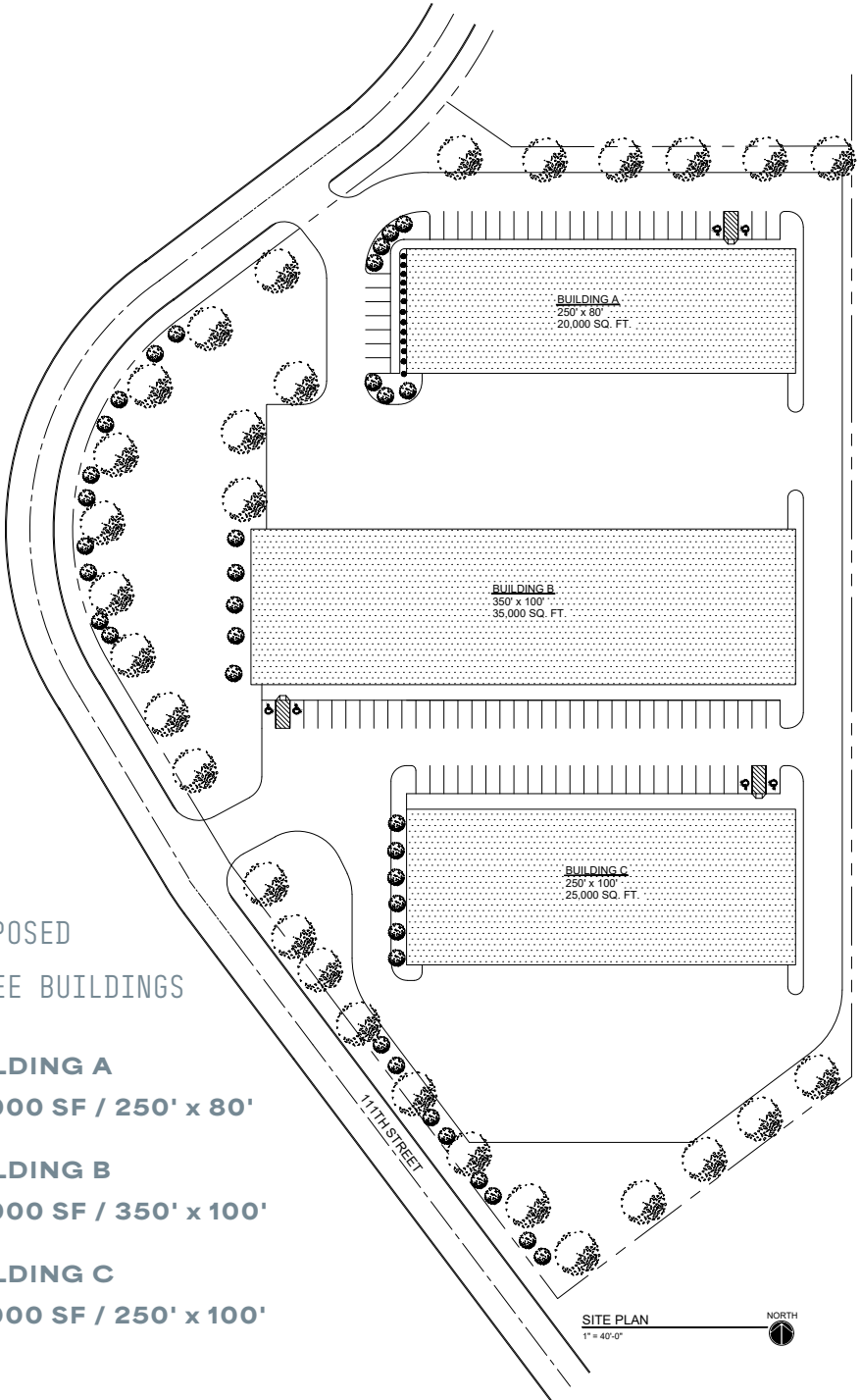
PROPOSED SITE PLAN

PROPOSED
THREE BUILDINGS

BUILDING A
20,000 SF / 250' x 80'

BUILDING B
35,000 SF / 350' x 100'

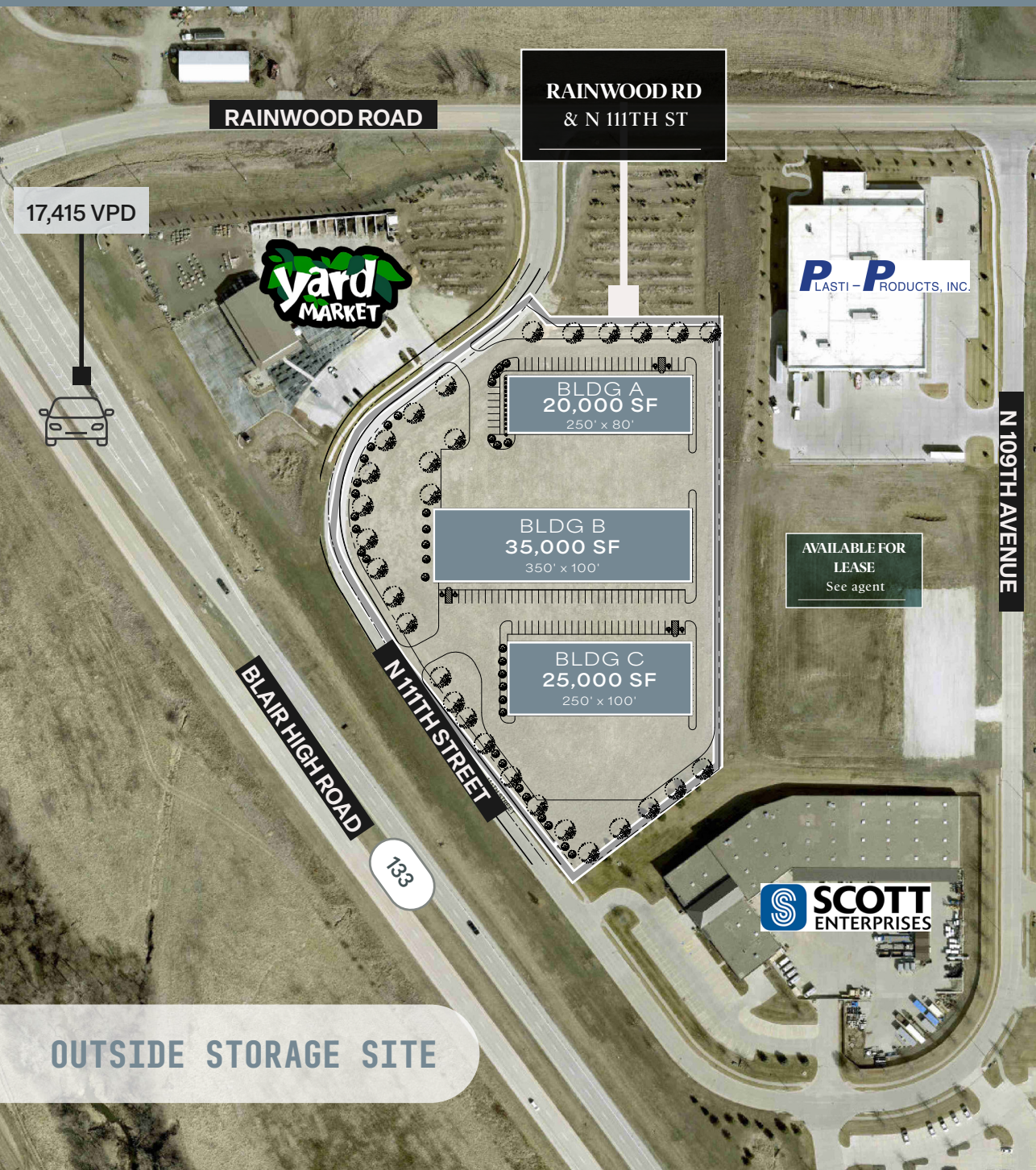
BUILDING C
25,000 SF / 250' x 100'



LOCATION AERIAL

RAINWOOD POINTE | 6.24 AC INDUSTRIAL LAND

LAND FOR SALE



GNINONZ

GI - General Industrial Built for IOS (Industrial Outdoor Storage)

One of only two Omaha districts where outside storage is permitted by right. Ideal for industrial outdoor storage and yard-intensive operations, including:

- Outdoor / outside storage
- Truck, trailer & container storage
- Equipment, fleet & material storage
- Contractor / construction yards
- Equipment rental, sales & repair
- Warehousing & distribution
- Truck terminal / transportation terminal
- Construction sales & services

Uses permitted by right under Omaha GI zoning (§55-503); IG overlay applies to new development.

Buyer to verify use with Omaha City Planning.

OUTSIDE STORAGE SITE

IDEALLY SITUATED

RAINWOOD POINTE | 6.24 AC INDUSTRIAL LAND

LAND FOR SALE







RAINWOOD POINTE

6.24 ACRES
INDUSTRIAL LAND
FOR SALE

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