

INDUSTRIAL SPACE FOR LEASE
2,520 SF + Outdoor Storage Available



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OFFERING SUMMARY

Available:	2,520 SF
Lease Rate:	\$12 PSF
Lease Type:	Modified Gross
Lot Size:	1.92 AC
Year Built:	1950
Zoning:	GI

PROPERTY OVERVIEW

2,520 SF industrial space located just off the interstate at 3416 Vinton Street. This 60' x 42' warehouse features 15' clear ceilings, a 16'5" x 15' drive-in door, and dedicated outdoor storage. Situated just south of Field Club, the property offers excellent access to nearby interstate on-ramps and off-ramps, making it well-suited for a variety of industrial or service uses.

PROPERTY HIGHLIGHTS

- Functional industrial layout featuring an oversized drive-in door and tall ceilings, accommodating a variety of uses
- Exterior laydown yard provides space for vehicle and trailer parking — contact listing agent for details
- Listing agent has equity in the property

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LOCATION INFORMATION

Street Address	3416 Vinton St
City, State, Zip	Omaha, NE 68105
County	Douglas
Market	Omaha/Council Bluffs
Sub-market	Southeast Omaha
Cross-Streets	Vinton Street

BUILDING INFORMATION

Building Size	5,600 SF
Tenancy	Multiple
Number of Drive in Bays	1
Ceiling Height	15 ft
Year Built	1950
Warehouse	50%
Warehouse Occupied	50%
Condition	Fair

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse
Zoning	GI
Lot Size	1.92 AC 84,324 SF
APN #	2322790001
Corner Property	No

PARKING & TRANSPORTATION

Parking Type	Surface, Covered
Number of Parking Spaces	Contact Listing Agent
Parking Lot Size	Contact Listing Agent

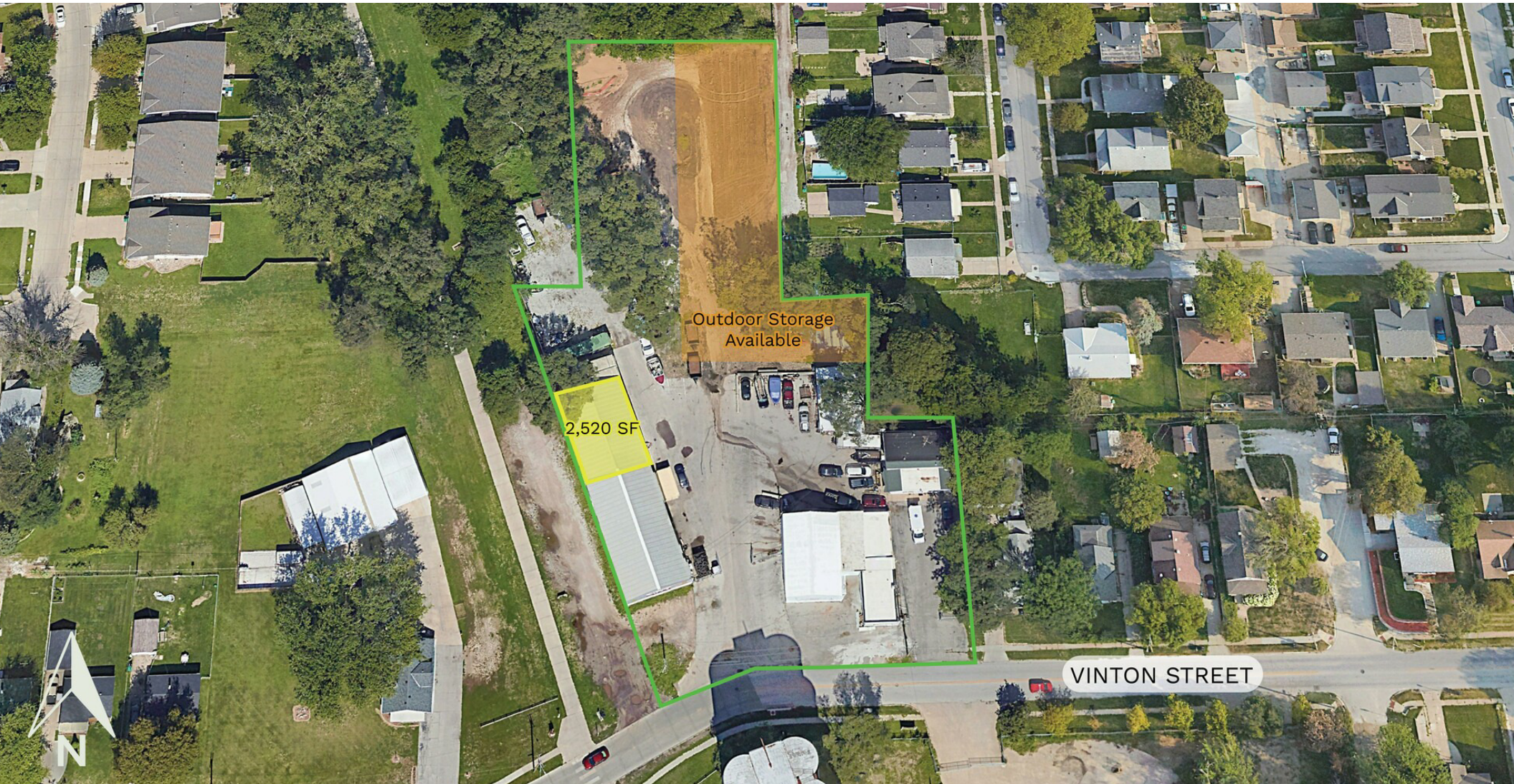
UTILITIES & AMENITIES

Central HVAC	No
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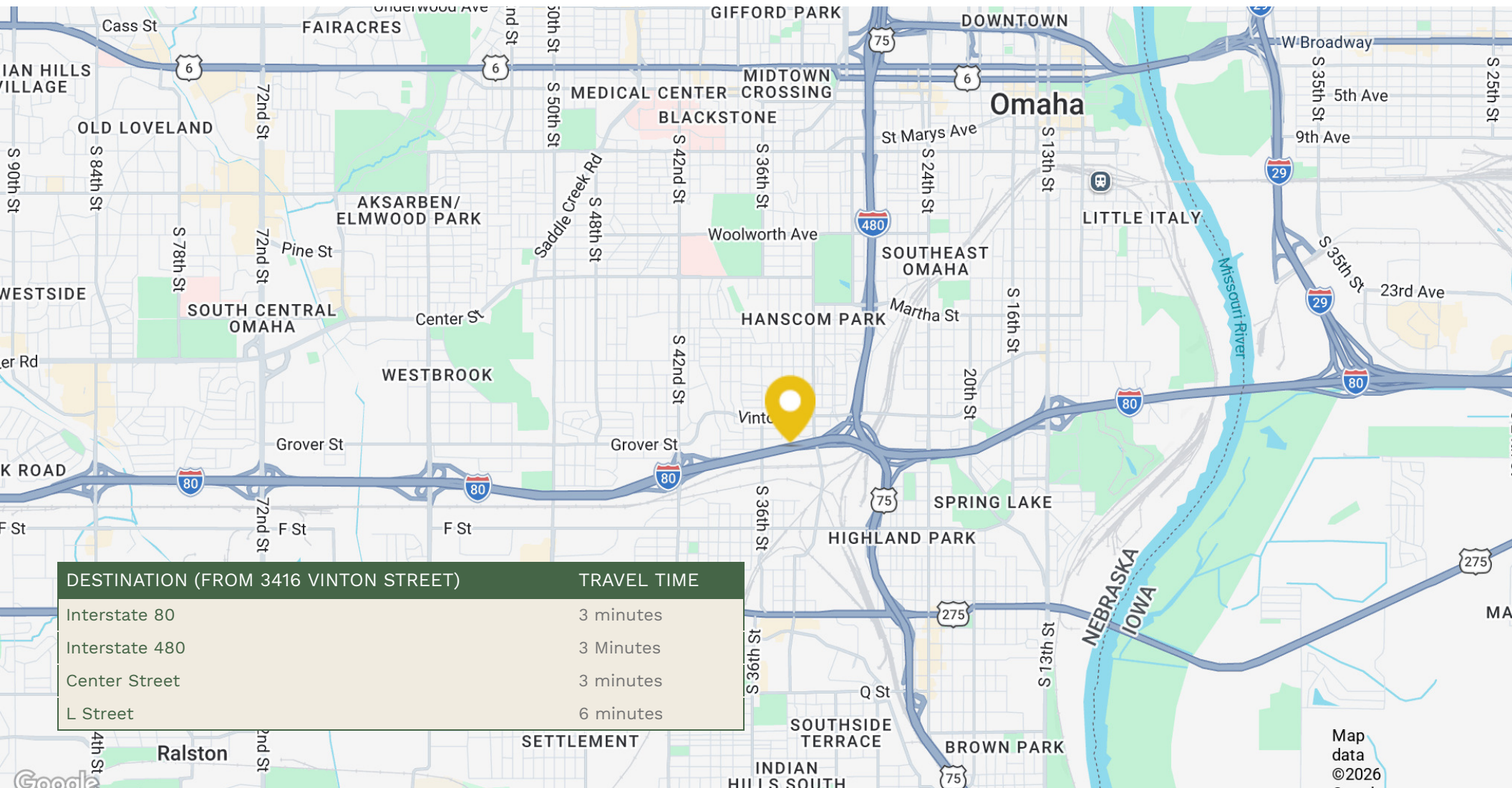
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