

FOR SALE & LEASE



HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE

2200 S 24th St, Omaha, NE 68108

CONNER DANA

Managing Broker

402.598.9367

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SETH V. CAMPBELL

President

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REAL ESTATE

HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | INDUSTRIAL PROPERTY FOR SALE

2200 S 24TH ST, OMAHA, NE 68108



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PROPERTY DESCRIPTION

This commercial Flex Warehouse offers a prime owner-user opportunity for businesses seeking a versatile space in a strategic location. Zoned Heavy Industrial, the property supports a wide range of uses, making it ideal for companies needing functional warehouse space with flexibility. Contact agent for details.

LOCATION DESCRIPTION

Located on S 24th and Martha Street, this location offers prime interstate access.

OFFERING SUMMARY

| | |
|----------------|----------------|
| Sale Price: | \$7,900,000.00 |
| Lot Size: | 2.2 Acres |
| Building Size: | 84,937 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 7,509 | 47,784 | 104,271 |
| Total Population | 21,139 | 117,983 | 264,390 |
| Average HH Income | \$67,662 | \$69,104 | \$75,821 |



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| | |
|------------------------|--------------------------------|
| Property Type | Office, Industrial |
| Subtype | Flex, Warehouse, Manufacturing |
| Tenancy | Multiple |
| Total Building SQFT | 84,937 |
| Lot Size | 2.2 Acres |
| Minimum Divisible SQFT | 10,000 |
| Max Contiguous SQFT | 84,937 |
| Building Class | C |
| Year Built | 1951 |
| Year Last Renovated | 2025 |
| Stories | 2 |
| Ceiling Height | 11.5 |
| Frontage | 1,041 |
| Loading Docks | 2 |
| Dock High Doors | 8 |
| Drive Ins | 2 |
| 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 \$3,500,000 invested in last year.
- New roof installed 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 throughout entire warehouse.
- Flexible Office Space: Finished office space available, with the landlord open to negotiating tenant improvements (TI) to suit your needs.

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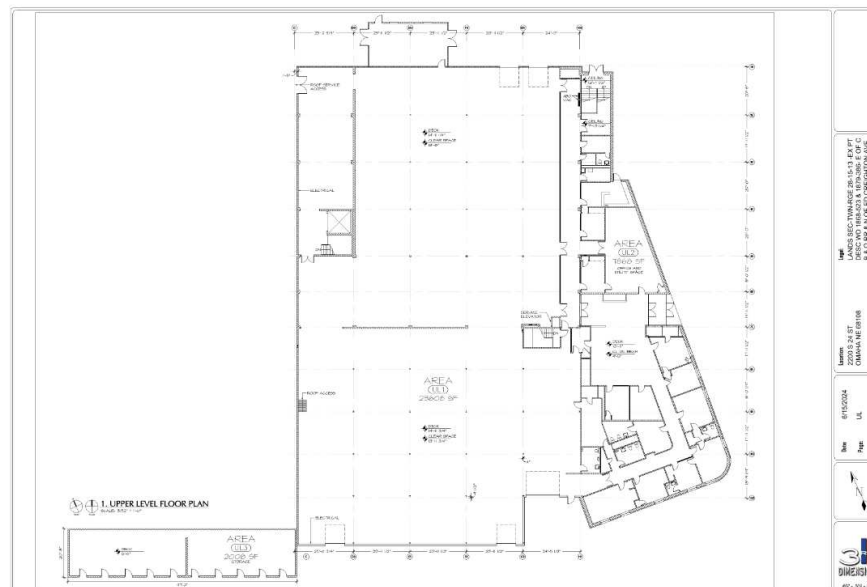
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FLEX WAREHOUSE | DETAILS - UPPER LEVEL

2200 S 24TH ST, OMAHA, NE 68108



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LEASE INFORMATION

| | | | |
|-------------------|--------------------|---------------|--------------------------------|
| Listing Type | Direct | Space Subtype | Flex, Warehouse, Manufacturing |
| RSF Range | 10,000 - 33,484 SF | USF | 33,484 SF |
| Max Contiguous SF | 33,484 SF | Rate (Per SF) | \$6.50 PSF |
| Loading Docks | 1 | Lease Type | NNN |
| Dock High Doors | 4 | Lease Term | Negotiable |
| Drive-In Doors | 1 | | |

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FLEX WAREHOUSE | DETAILS - LOWER LEVEL

2200 S 24TH ST, OMAHA, NE 68108



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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 |
| Loading Docks | 1 | Rate (Per SF) | \$6.50 PSF |
| Dock High Doors | 4 | Lease Type | NNN |
| Drive-In Doors | 1 | Lease Term | Negotiable |
| Parking | Ample | | |

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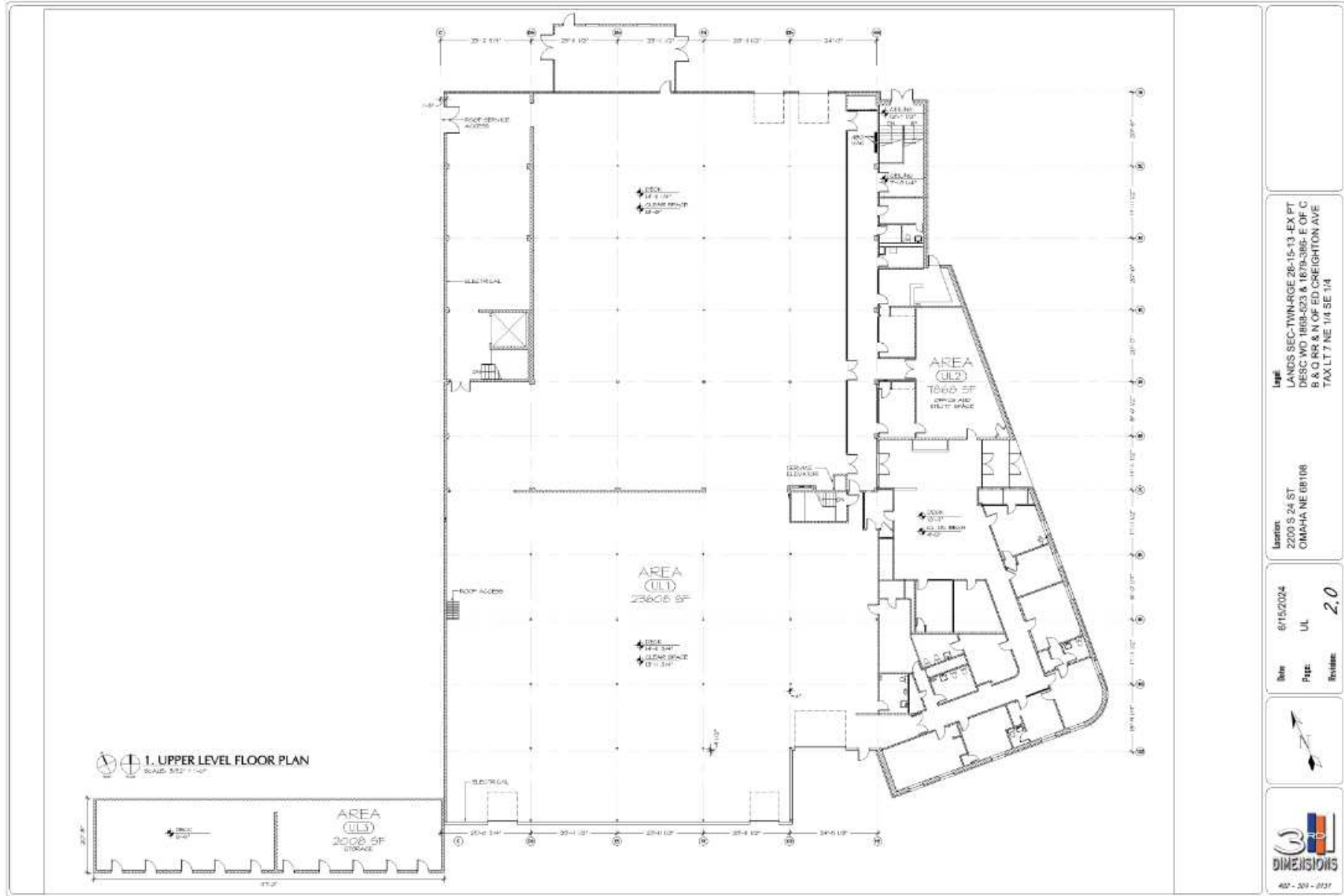
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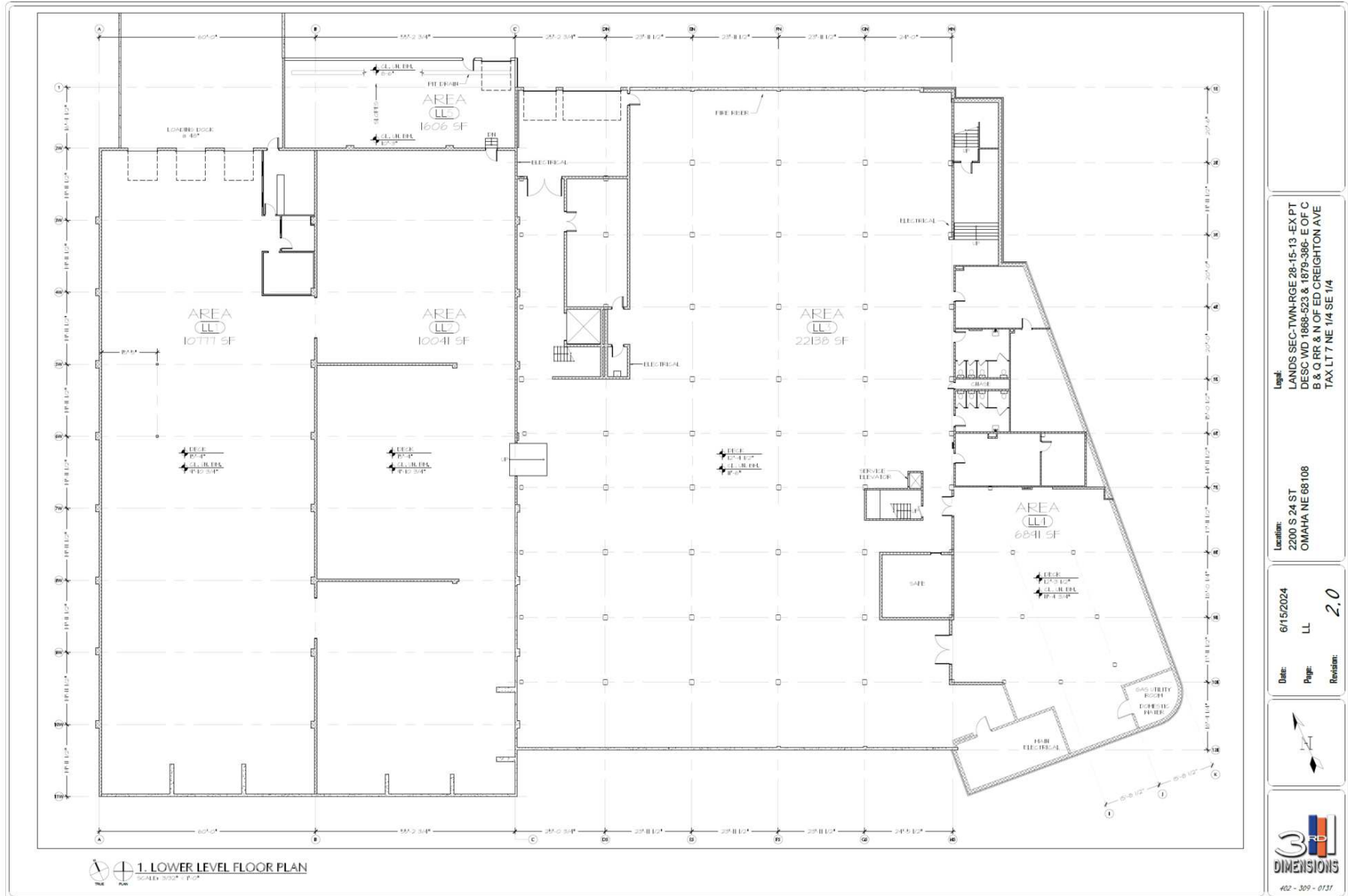
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Legal:
LANDS SEC-TWN-RGE 28-15-13 - EX PT
DESC WD 1868-523 & 1879-386 - E OF C
B & Q RR & N OF ED CREIGHTON AVE
TAX LIT 7 NE 1/4 SE 1/4

Location:
2200 S 24 ST
OMAHA NE 68108

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HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | EXTERIOR PHOTOS

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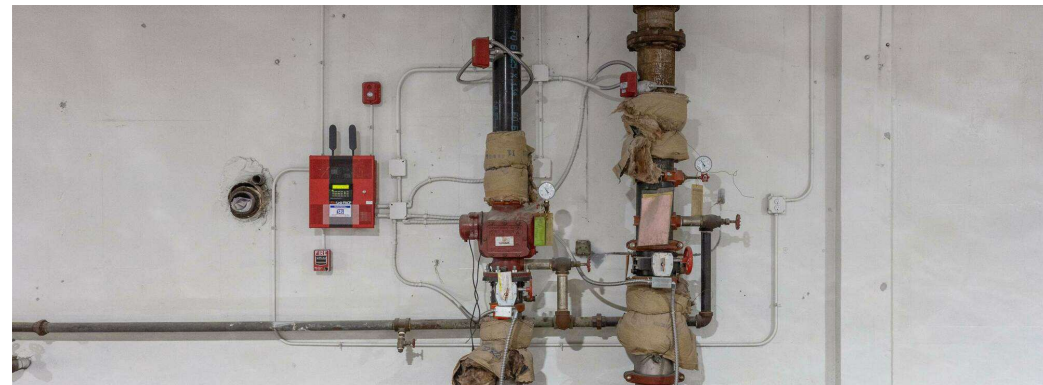
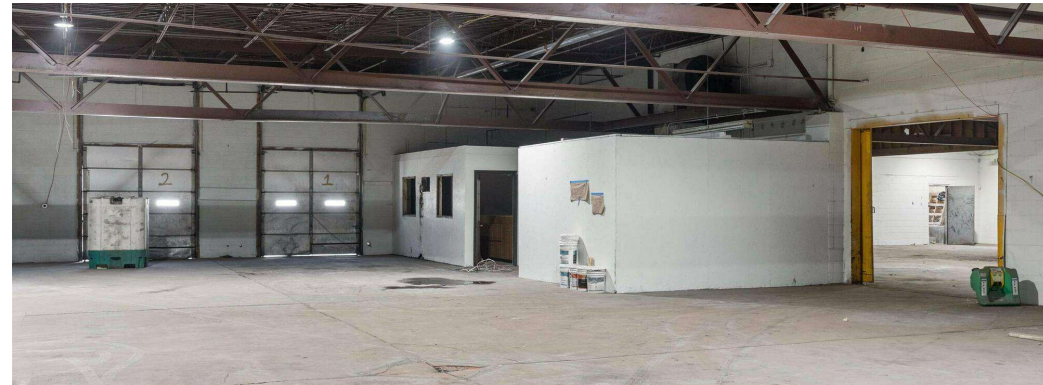
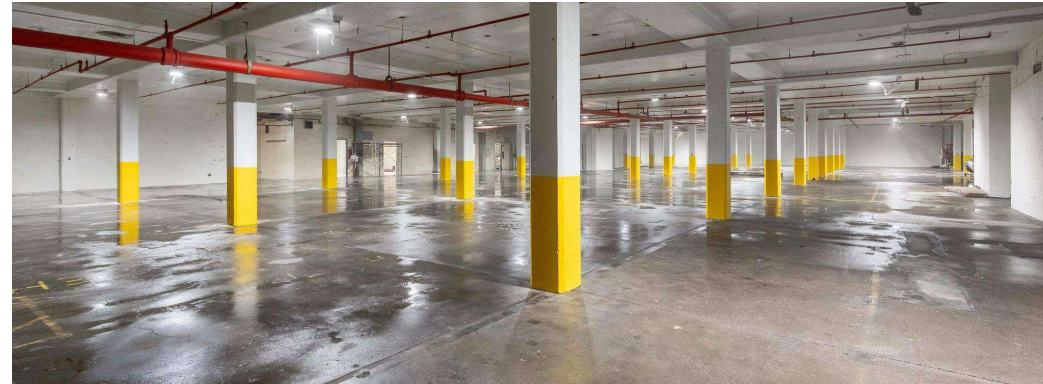
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HEAVY INDUSTRIAL ZONED- FLEX WAREHOUSE | INTERIOR PHOTOS

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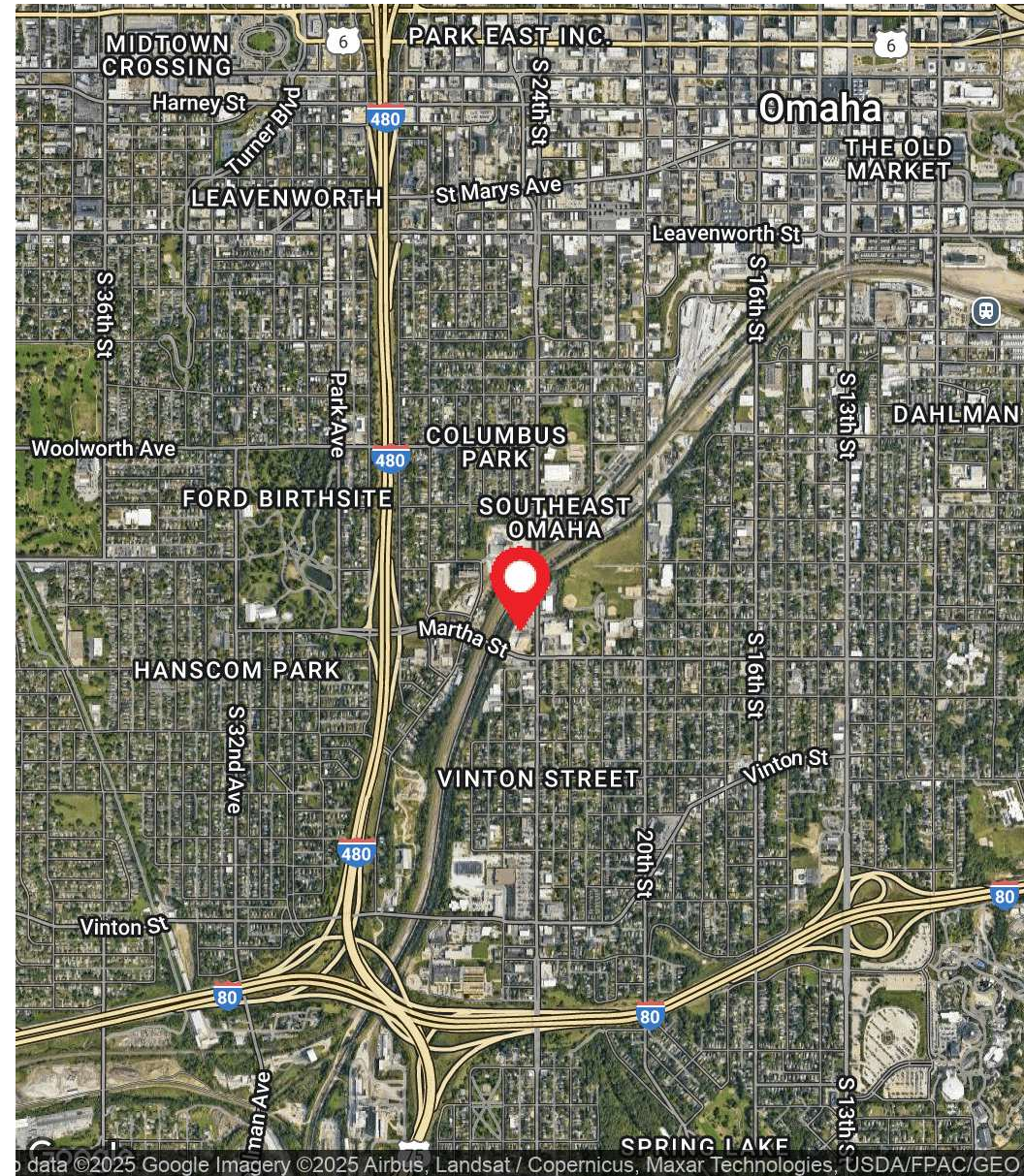
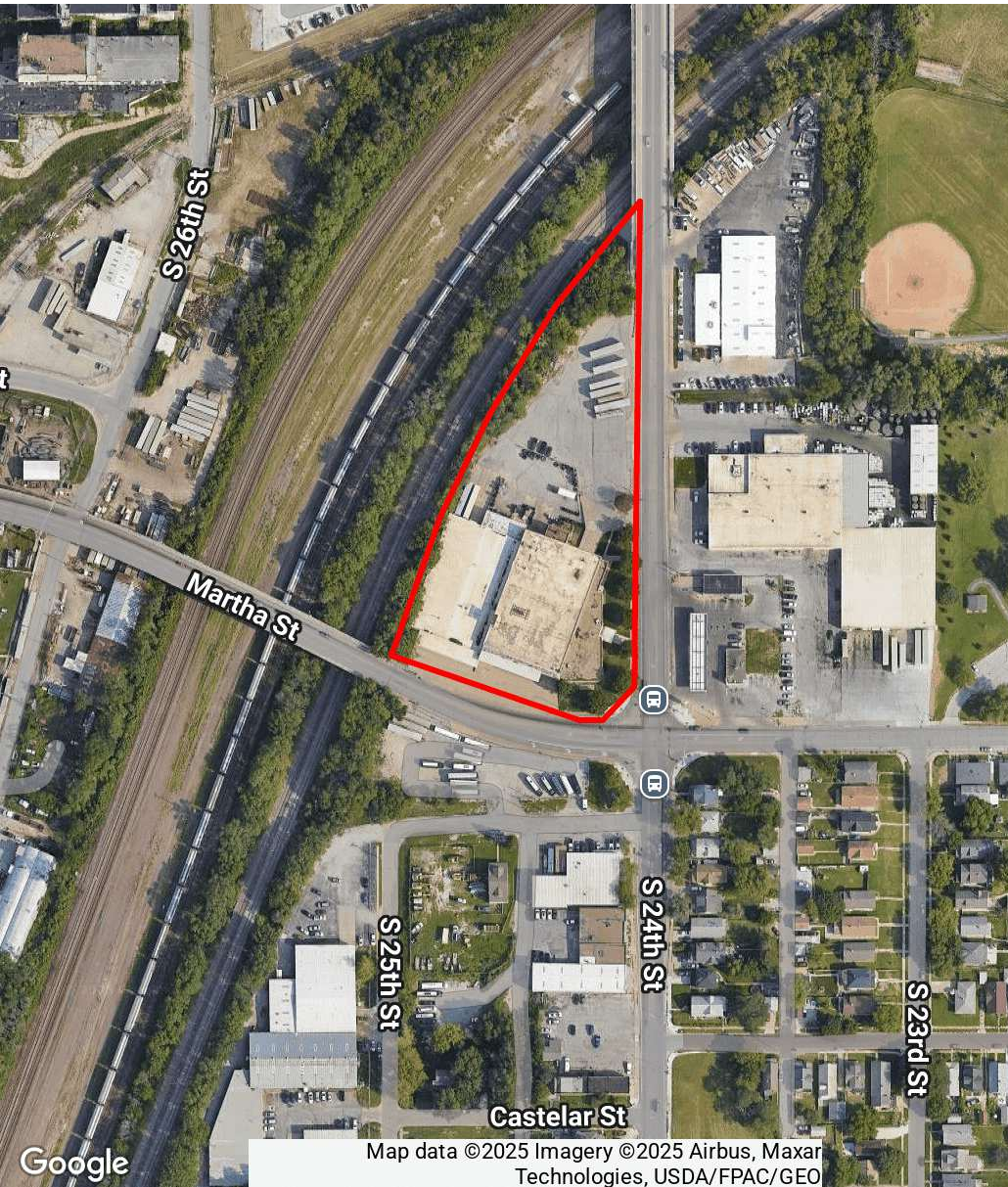
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