



FOR SALE/LEASE

# Sheelytown - Vinton

Phase Two  
Flex/Industrial

Delivery Q3 2026

28TH & VINTON STREETS  
3011-3065 S 28TH AVENUE  
OMAHA, NEBRASKA 68105



**CBRE** | **NAI**NP Dodge



# New Flex Opportunity

**A unique opportunity for contractors and small businesses in the heart of South Omaha. Building completion/possession Q3 2026.**

The second phase of the Sheelytown Limited Cooperative Association (LCA) is underway in South Omaha.

**Phase One** includes a freestanding flex/industrial building at 24th and Castelar available for lease or sale, **see listing at 2416 Castelar Street.**

**Phase Two** will include three 8,000 SF demisable flex/industrial buildings offering varying bay sizes that will also be offered for lease or for sale.

Both sites are situated just minutes from major highways and thoroughfares and perfectly positioned to connect your business with customers, suppliers and opportunities across the city.

Designed to empower local businesses, this innovative ownership model makes property ownership affordable and accessible with creative seller financing available. By joining the Sheelytown LCA, you'll gain not just a stake in your space but also a voice in the community's growth and success.

## — PHASE TWO — **28th & Vinton**

### **SALE INFORMATION**

Sale Price	*\$250 PSF
*Seller Financing	Incentives Available
Building Size	8,000 SF
Lot Size	1.29 AC

### **LEASE INFORMATION**

Space Available	2,000-8,000 SF
Lease Rate	\$15.00 PSF
Lease Type	NNN

PHASE ONE

# 2416 Castelar | April 2026 Delivery



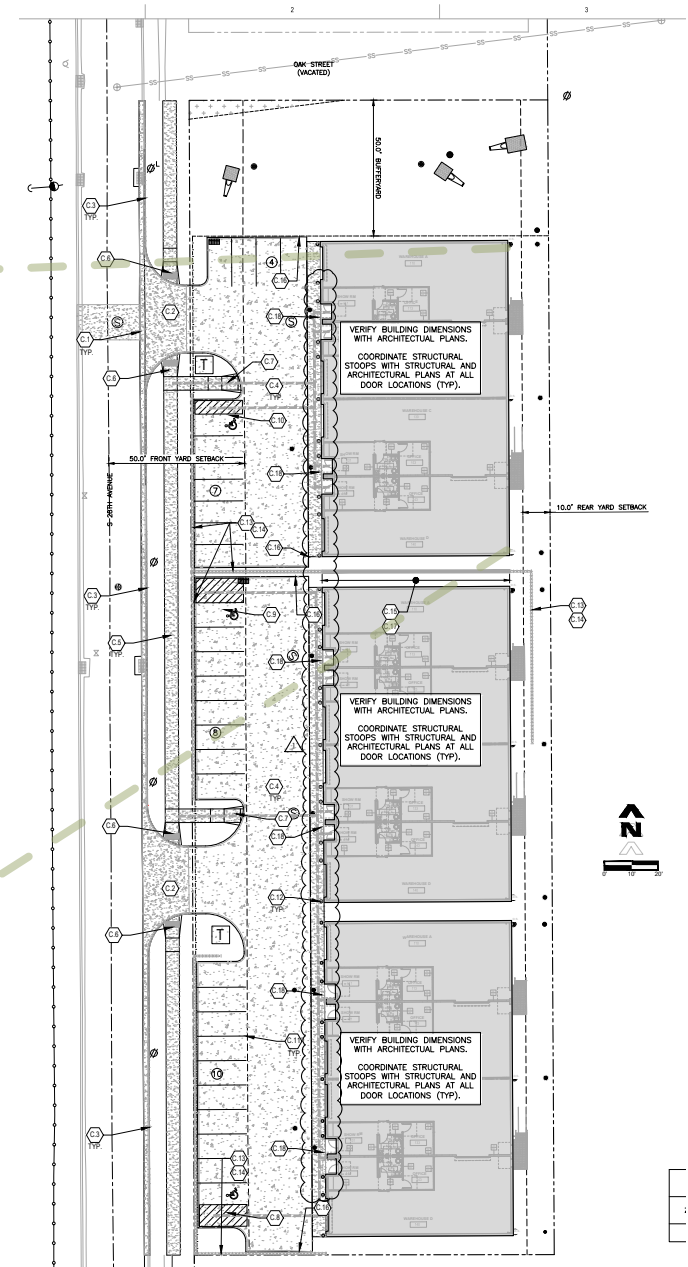
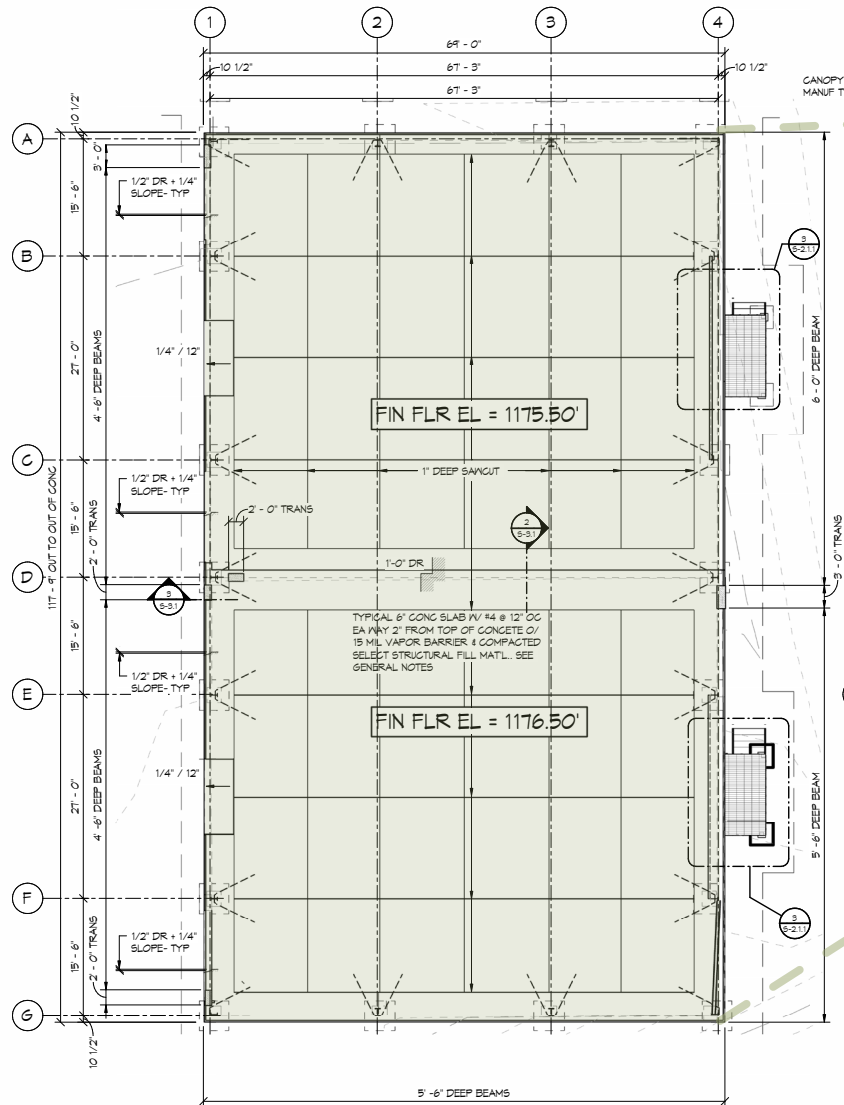
Demographics	1 Mile	3 Miles	5 Miles
Average Household income	\$82,798	\$81,488	\$86,596
Population	17,180	123,835	256,890
Daytime Employees	3,890	97,155	169,497

PHASE TWO

# 28th & Vinton | Floor & Site Plan

FLOOR PLAN - BUILDING 1

SITE PLAN -  
THREE 8,000 SF BUILDINGS



# Sheelytown

## Location Aerial





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## Flex/Industrial

**Dave Maenner**

Senior Vice President

+1402 697 5862

david.maenner@cbre.com

**Kristi Andersen**

Vice President

+1402 255 6078

kristi.andersen@npdodge.com

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