



FOR SALE/LEASE

2416 CASTELAR STREET
OMAHA, NEBRASKA 68108



Sheelytown - Castelar

Flex/Industrial

Delivery April 2026

CBRE | **NAI**NP Dodge



New Flex Opportunity

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

Phase One includes a 6,939 SF (divisible to 3,470 SF) freestanding flex/industrial building at 24th and Castelar available for lease or sale.

- Building 97' deep X 72' wide
- Building is "clear" span
- Ceilings: 15' - 18'
- Each bay features two drive-in doors (12' W X 12' H and 9' W X 10' H)
- Each bay has 507 SF office with one unisex restroom
- Radiant heat in warehouse area
- Occupancy rating S-1
- 200 amp, 3 phase electrical panel in each bay

Phase Two will include three 8,000 SF demisable flex/industrial buildings on 1.29 acre lot, offering varying bay sizes near 28th & Vinton that will also be offered for lease or for sale, **see listing at 3011-3065 South 28th Avenue.**

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 ONE —

2416 Castelar Street

SALE INFORMATION

Sale Price	*\$250 PSF
*Seller Financing	Incentives Available
Building Size	**6,939 SF
Lot Size	0.34 AC

** will divide in two

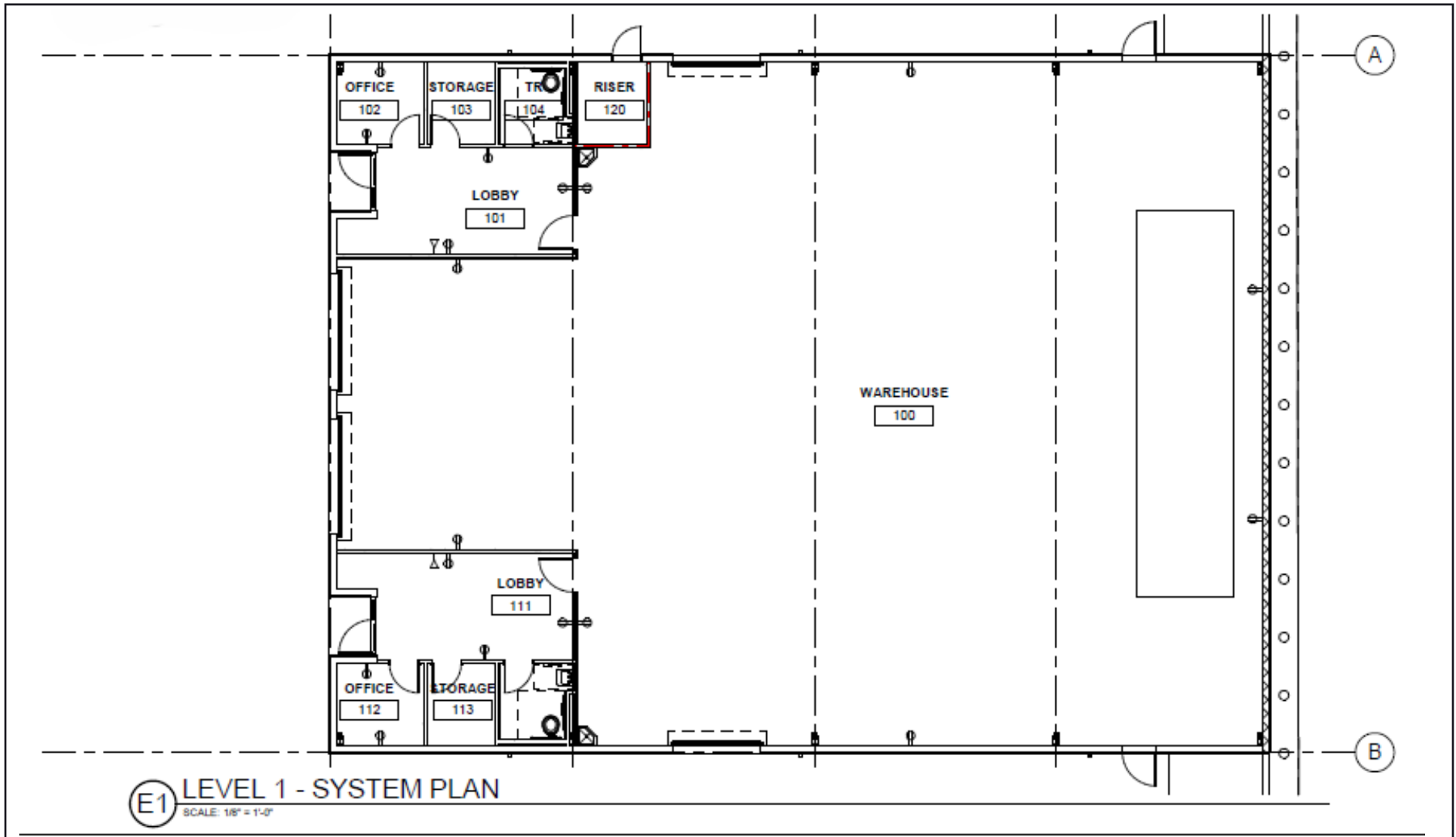
LEASE INFORMATION

Space Available	3,470-6,939 SF
Lease Rate	\$15.00 PSF
Lease Type	NNN

PHASE ONE

2416 Castelar Street | Floor Plan

3,470-6,939 SF



Sheelytown - Community Health Development

Location Aerial



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Sheelytown - Castelar

Flex/Industrial

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