



Industrial for Sale or Lease 3900 Dahlman Avenue

Omaha, NE 68107

Rare opportunity to lease or own a 85,083 SF heavy industrial-zoned manufacturing facility, centrally located in Omaha, Neb. The facility sits on 3.798 acres of land, has ample parking and is minutes away from the interstate.

Kyle Peterson

Chairman & CEO, Principal
kyle.peterson@colliers.com
402 763 1702

Charles McNeil

SVP, Principal
charles.mcneil@colliers.com
402 763 1743

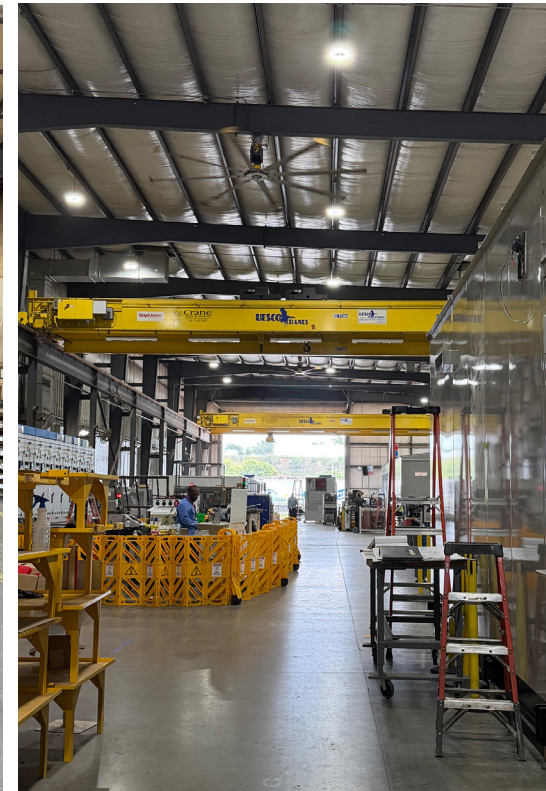
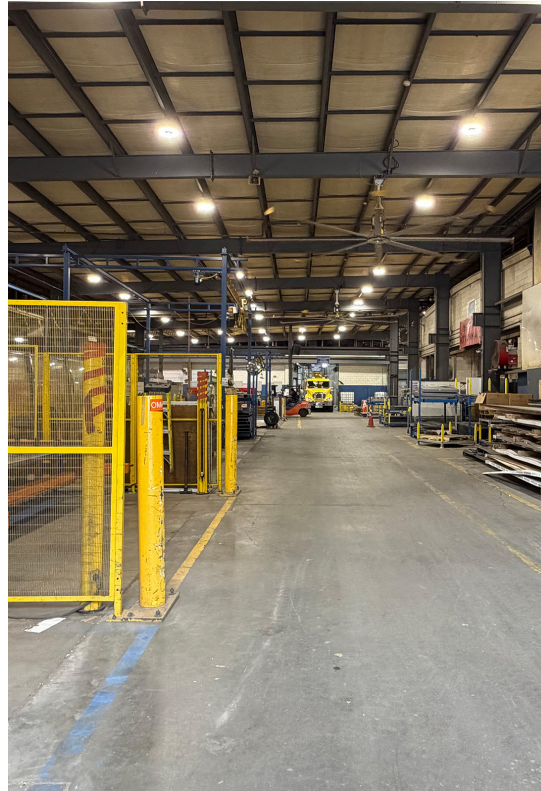
Tommy Culhane

Senior Associate
tommy.culhane@colliers.com
402 763 1727

Images



Images

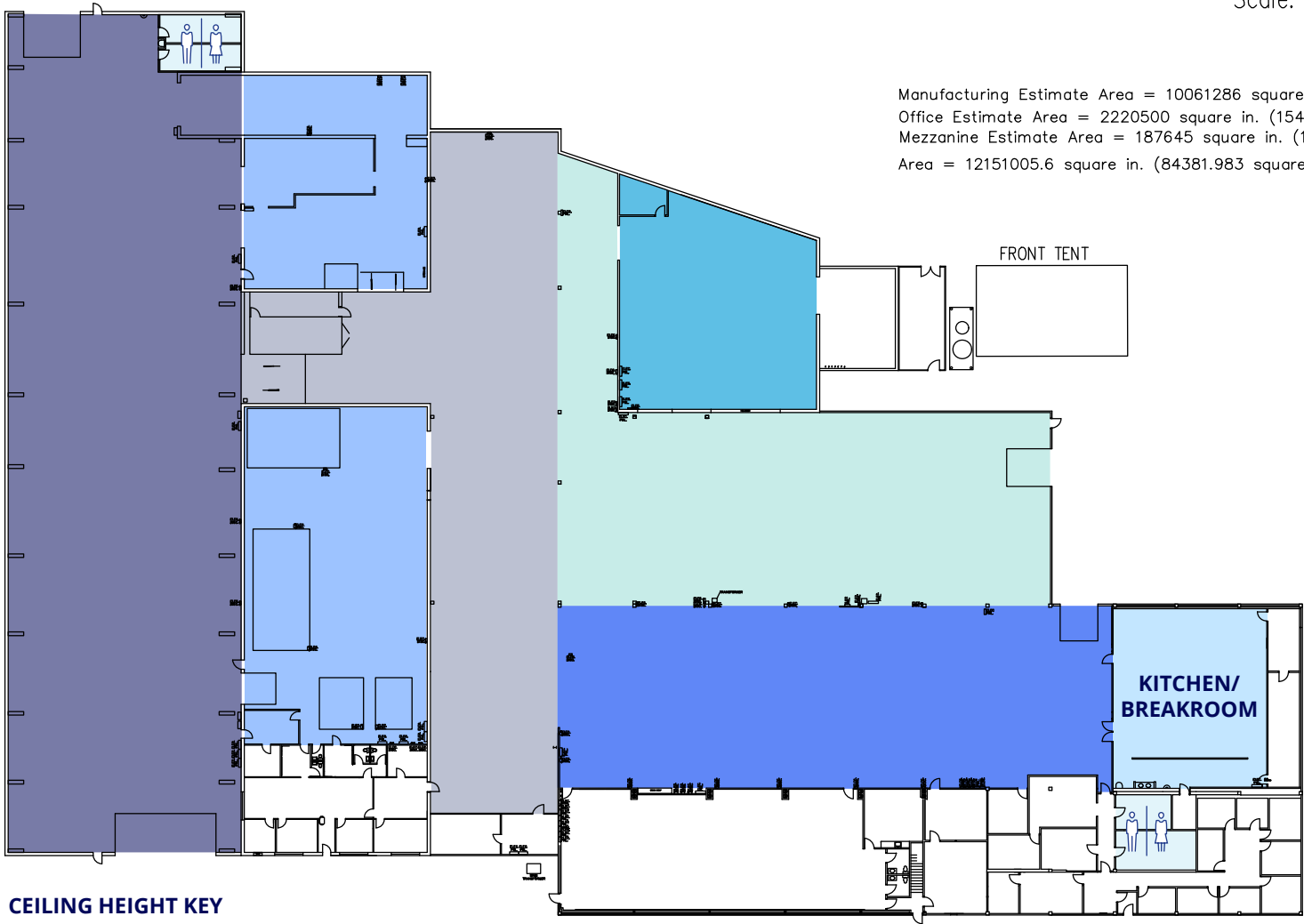


Floor Plan

Scale: 1/16"=1'-0" (on 24x36)
 Scale: 1"=50' (on 8.5x11)

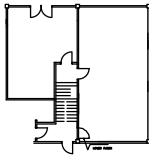


Manufacturing Estimate Area = 10061286 square in. (69870.04 square ft)
 Office Estimate Area = 2220500 square in. (15420.67 square ft)
 Mezzanine Estimate Area = 187645 square in. (1303.09 square ft)
 Area = 12151005.6 square in. (84381.983 square ft.), Perimeter = 1376'-2 1/2"



CEILING HEIGHT KEY

31'6"	18'
14'	21'
22'6"	16'



UPPER FLOOR PLAN

EXISTING CAMPUS – MAIN LEVEL PLAN
 (ALL DIMENSIONS ARE ESTIMATED)

Aerial



Dahlman Ave

F Street

Aerial



Industrial for Sale or Lease

3900 Dahlman Avenue, Omaha, NE 68107

Type of Listing	Industrial for Sale or Lease
Sale Price	\$8,508,300
Lease Price	\$8.00, PSF
Operating Type	NNN
Est. Expenses	TBD
Total Building SF	85,083 SF
Office Area	15,420 SF
Availability	Immediately
Lot Size	3.798 ac
Parking	107 stalls
Year Built	1964
Zoning	Heavy Industrial
Real Estate Taxes	\$25,350.26 (2025)
Construction	Metal
Roof	Metal
Ceiling Height	14' - 31'6"
HVAC	Yes
Drive Doors	Four (2 - 14' x 18'; 1 - 17' x 18'4"; 1 - 24' x 32'6")
Dock Doors	None
Power	120/208v, 3 phase, 500 kva transformer, 31,900A fault current
Cranes	Six (overhead)
Sprinkler	No
Restrooms	Yes
Intersection	Dahlman Ave & F St
Submarket	Southeast Omaha

Contact us:

Kyle Peterson

Chairman & CEO, Principal
+1 402 763 1702
kyle.peterson@colliers.com

Charles McNeil

SVP, Principal
+1 402 763 1743
charles.mcneil@colliers.com

Tommy Culhane

Senior Associate
+1 402 763 1727
tommy.culhane@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866