

For Sale or For Lease

Industrial Building

148,963 SF

Property Video: <https://www.youtube.com/watch?v=7NYU6Ont8mI>

4011 S 60th Street | Omaha, NE 68117

For Sale \$8,200,000 | For Lease: \$5.25 NNN

- Large industrial property at I-80 and 60th Street with great visibility and signage opportunity
- Approx. 5,511 SF of office space with additional space on the second floor for more office or showroom
- 9.8-acre lot allows for plenty of vehicle and trailer parking; full access on 60th Street from both the north and south
- The original portion of the building was constructed in 1967 with expansions built in 1990 and 2000
- 27 dock-high doors including 6 exterior and 6 interior on the west side and 15 on the east side; 3 drive-in doors on the west side with interior dock area
- 18' to 20' ceilings in the warehouse area
- Located along Union Pacific Railroad's main line – former spur site

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Building Details

Building Size	148,963 SF
Number of Floors	2
Warehouse	1 floor
Office	2 floors
No. Dock High Doors	27
No. Grade Level Doors	3
Ceiling Height	18'-20'
Office Space	*5,511 SF
Sprinkler	Yes
Restrooms	3 Sets
Roof	Flat
Year Built	1967
Expansions	1990 & 2000

Property Details

Lot Size	9.8 Acres
Zoning	GI-MCC
Rail Access	Possible

Location Details

Submarket	South Central Omaha
Cross Streets	60th St & F St
County	Douglas
Nearest Interstate	I-80

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,283	37,885	115,713
Total Population	7,834	91,088	286,778
Average HH Income	\$50,259	\$57,106	\$57,753

Available Spaces

Space

Large Industrial Property

Space Use

Office Warehouse

Lease Rate

\$5.25 SF/yr

Lease Type

NNN

Size (SF)

148,963 SF

Term

Negotiable

* An additional 5,511 SF second floor showroom & break room area not included in the 148,963 building SF



9.8-acre lot with plenty of vehicle and trailer parking

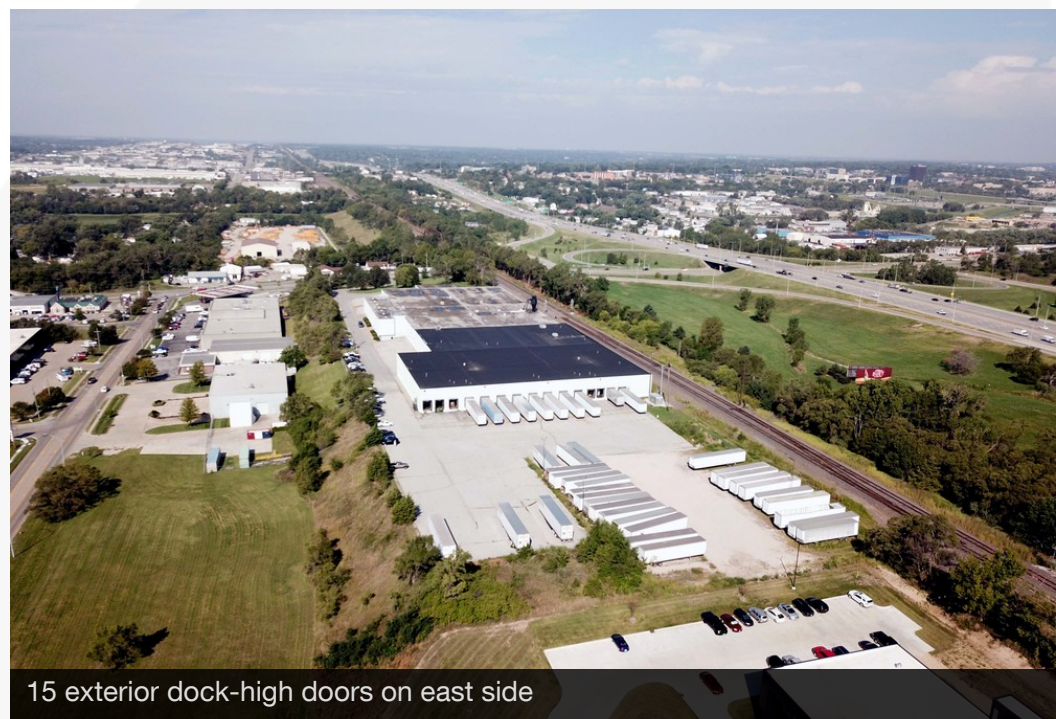
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3 drive-in doors with 6 interior dock-high doors on west side



6 exterior dock-high doors on west side



15 exterior dock-high doors on east side



18'-20' ceilings in warehouse area



Perfect for production, warehouse, and distribution uses



15 interior dock-high doors on east side



Second floor break room

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Opportunity for showroom & office on second floor



First floor office & break room



First floor reception, cubicles and private offices



First floor private office

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