



## 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.

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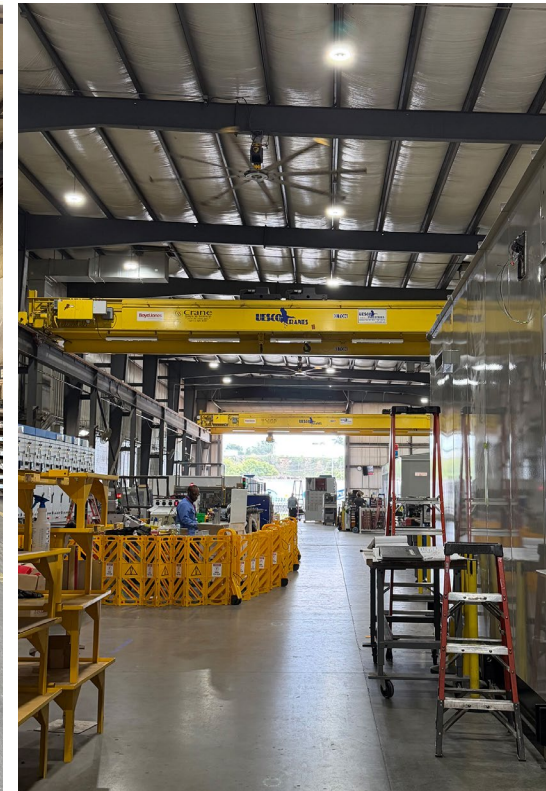
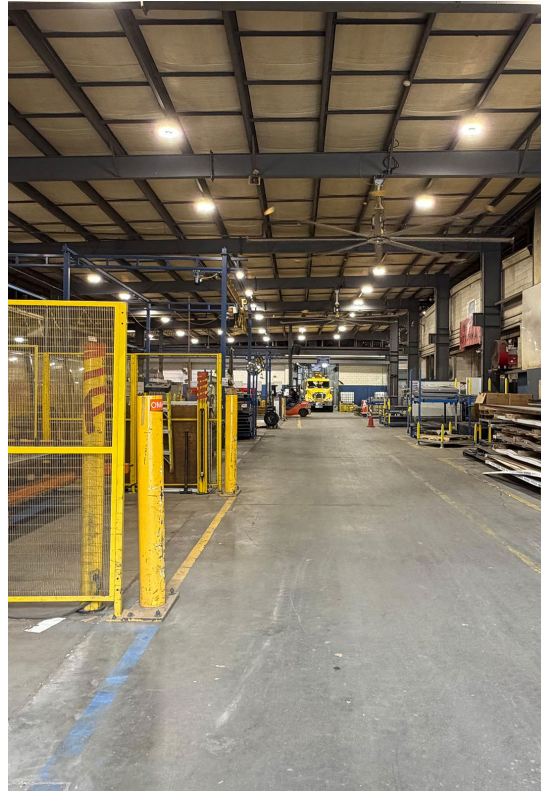
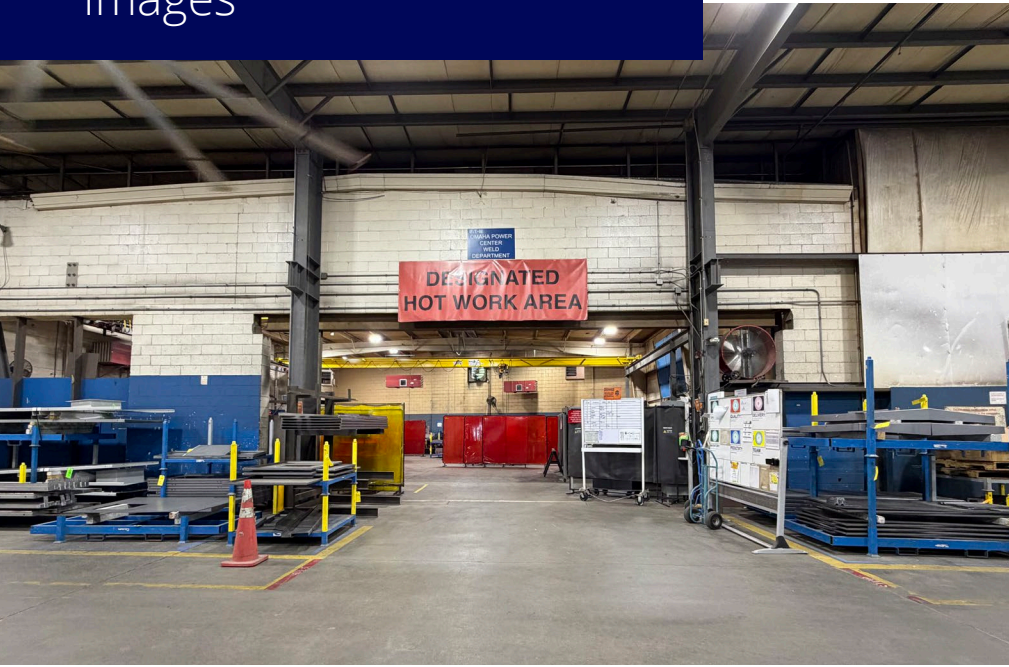
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# Images



# Images

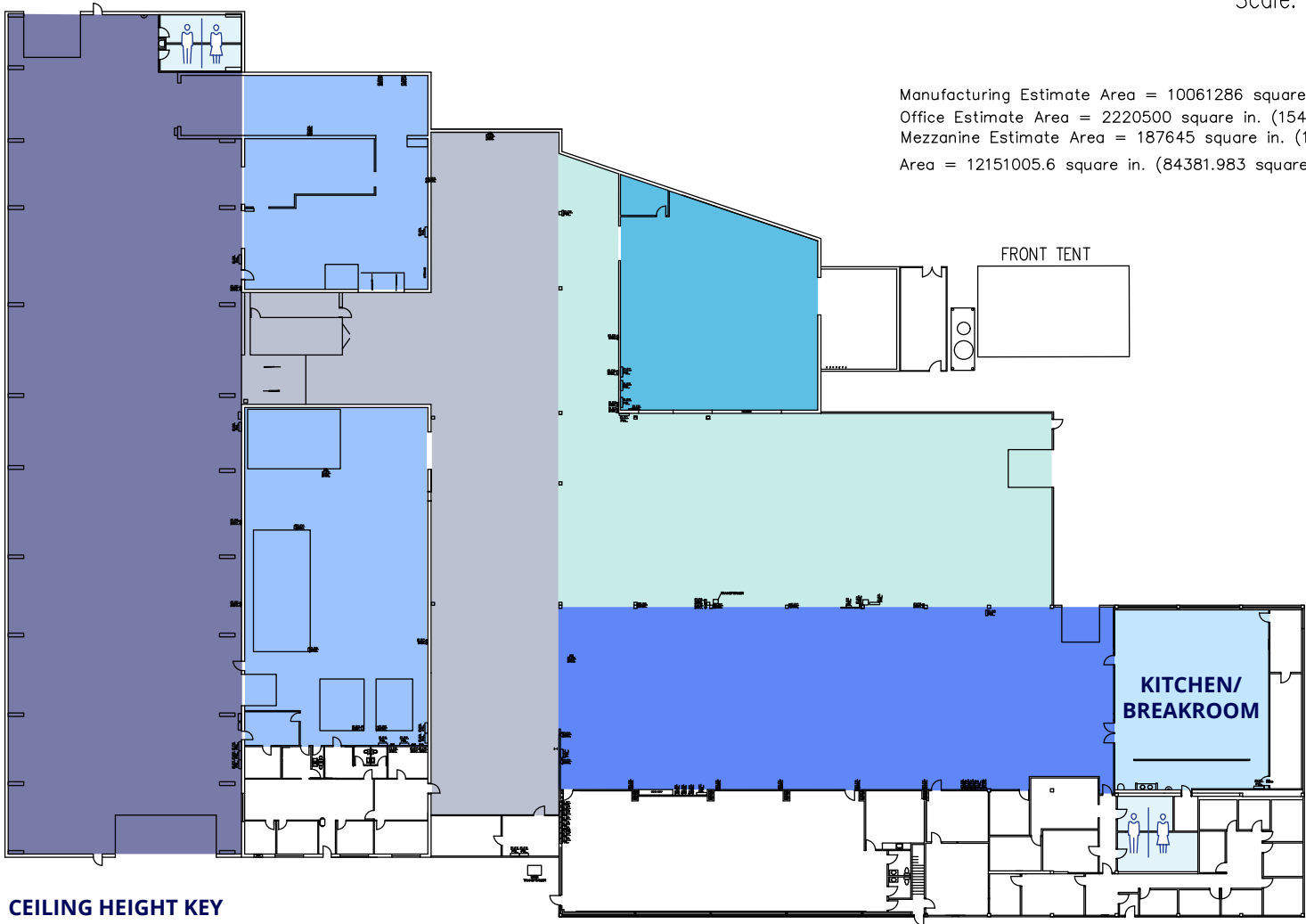


# Floor Plan

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



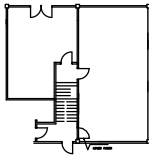
Manufacturing Estimate Area = 10061286 square in. (69870.04 square ft)  
 Office Estimate Area = 2220500 square in. (15420.67 square ft)  
 Mezzanine Estimate Area = 187645 square in. (1303.09 square ft)  
 Area = 12151005.6 square in. (84381.983 square ft.), Perimeter = 1376'-2 1/2"



## CEILING HEIGHT KEY

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

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



UPPER FLOOR PLAN

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            | Two - 1 ton capacity cranes                                   |
|                   | Two - 5 ton capacity cranes                                   |
|                   | Two - 30/5 ton capacity double girder cranes                  |
| Sprinkler         | No                                                            |
| Restrooms         | Yes                                                           |
| Intersection      | Dahlman Ave & F St                                            |
| Submarket         | Southeast Omaha                                               |

## Contact us:

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