

For Lease or For Sale

Industrial Property

92,247 SF of Building Area on 5.457 Acres

For Sale: \$3,200,000

115 Hickory Street | Omaha, NE 68108

Warehouse For Lease: \$2.75 PSF NNN

Property Features

- Approximately 92,247 SF available for sale & for lease
- HI - Heavy Industrial zoned and fenced property includes approx. 7,000 feet of railroad tracks served by BNSF Railroad
- Property includes nine (9) rail switches
- Currently used as a transloading facility but adaptable for all types of industrial uses
- Most of the site is paved and great for trailer parking and outdoor storage
- 6 dock-high doors in the main warehouse, state certified truck scale and video security system

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BUILDING 1

Size	79,647 SF
Type	Industrial
Year Built	1927
Year renovated	1987
Levels	3 stories
Dock-High Doors	6 in the main warehouse
Office Space	4,500 SF on first floor
Zoning	HI - Heavy Industrial

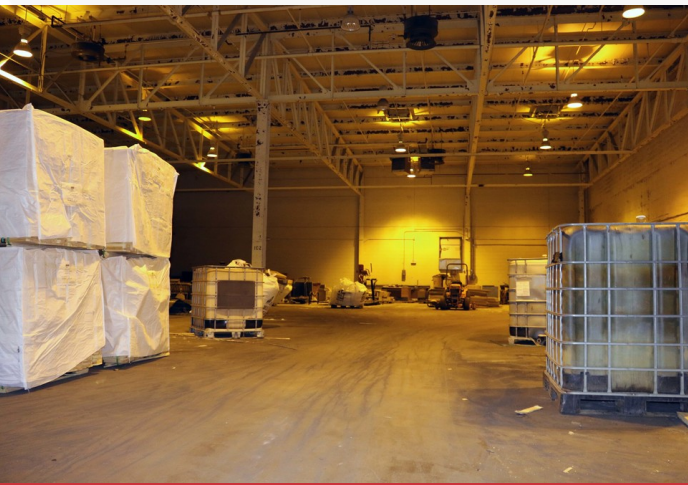
BUILDING 2

Size	9,600 SF
Type	Arch-rib Quonset hut
Year Built	2009
Railcar access	Yes
Zoning	HI - Heavy Industrial

BUILDING 3

Size	3,000 SF
Type	Storage warehouse
Year Built	1992
Zoning	HI - Heavy Industrial

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