

For Lease

Industrial Property

4.88 Acres

4.88 AC
Heavy Industrial

2405 Z Street | Omaha, NE 68107

Negotiable

Property Features

- Rare Build-to-Suit Opportunity in South Omaha
- Up to 30,000 SF Heavy Industrial Warehouse Space Available
- 4.88 Acre Site
- Quick & easy access from Hwy 75

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HEAVY INDUSTRIAL PERMITTED USE EXAMPLES

- Construction Yards
- Custom Manufacturing
- Warehousing and Distribution
- Utility Factories
- Postal Facilities
- Truck Terminal
- Service Station
- Agricultural Sale & Services
- Auto Repair, Rental, Sales or Services

BUILDING DETAILS

Building Size	10,000-30,000 SF
Number of Buildings	1-3
Tenancy	Single or Multi
Number of Floors	1
Year Built	2021
Construction Status	Under Construction

PROPERTY DETAILS

Lot Size	4.88 AC
Dimensions	598' X 245' X 450'
Zoning	HI - Heavy Industrial
Rail Access	N/A
Flood Plain	No

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Southeast Omaha
Cross Streets	25th & Washington
County	Douglas
Nearest Interstate	HWY 75

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	12,584	78,147	197,018
Total Households	4,001	27,226	75,070
Aver HH Income	\$44,219	\$49,970	\$52,178



