



CUSHMAN &
WAKEFIELD

LUND
COMPANY



ECONOMIC DEVELOPMENT PARTNERSHIP

RAINWOOD PARK INDUSTRIAL LAND

OMAHA, NE 68142

14.9 - 17.1 Acres of "Go Ready" Industrial Land For Sale
NEW Sale Price: \$6.90 PSF



Lot 1
AVAILABLE
14.9 Acres

Lot 2
AVAILABLE
17.1 Acres

Lot 3
UNDER CONTRACT
18.2 Acres

Highway 133

Future
Google
Data Center

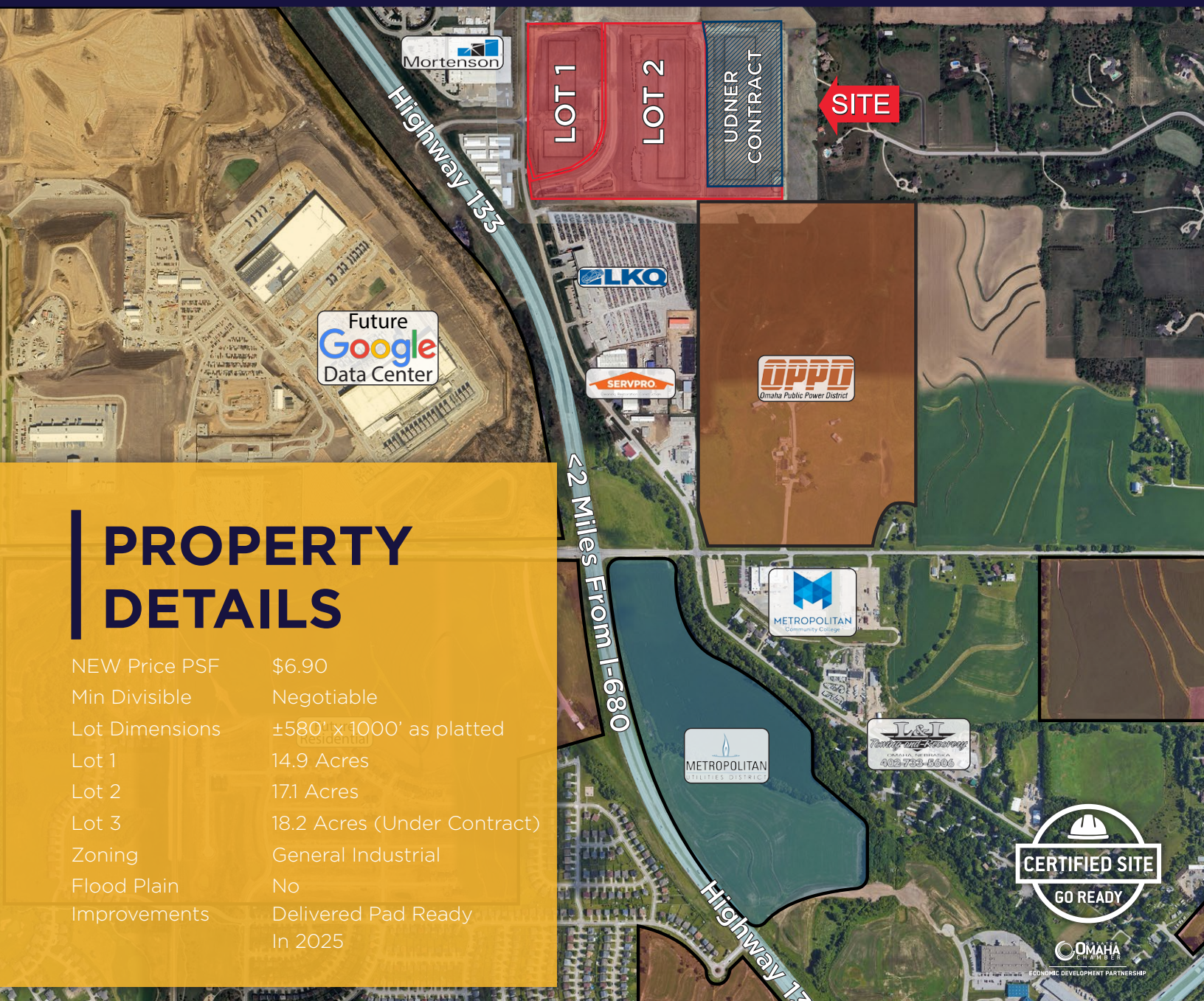


PROPERTY HIGHLIGHTS

ONE LOT UNDER CONTRACT, ONLY TWO LOTS LEFT! IF YOU OR YOUR CLIENT HAVE A NEED FOR AN INDUSTRIAL SITE IN OMAHA, REACH OUT ASAP. Grading at Rainwood Park is complete and under budget!

Our savings are your savings as we have dropped the price and are ready to deliver industrial pad ready sites in Spring of 2025. No need to delay on utilities or other infrastructure at other sites in the metro area, this is the only site considered "Go Ready" by the Greater Omaha Chamber in Northwest Omaha! Located amongst other new and exciting development in the area, this site is less than 2 miles from I-680 and has easy access to Highway 133. All Omaha suburbs including Bellevue, Gretna, Council Bluffs, Fremont and Blair are within a half hour drive from the property making it excellent for warehouse distribution. Located directly across the street from the newest Google Data Center (2.2 million SF, currently under construction), other new users making an investment in the area include R&L Carriers, OPPD, MUD, along with over 1,200 new residential units under development within a mile from the site.

Lot sizing is flexible, with pad sites large enough to accommodate buildings up to $\pm 300,000$ SF. Pad sites ready for development early 2025. Call brokers for smaller options.



PROPERTY DETAILS

NEW Price PSF	\$6.90
Min Divisible	Negotiable
Lot Dimensions	$\pm 580' \times 1000'$ as platted
Lot 1	14.9 Acres
Lot 2	17.1 Acres
Lot 3	18.2 Acres (Under Contract)
Zoning	General Industrial
Flood Plain	No
Improvements	Delivered Pad Ready In 2025

SITE AREA



JUSTIN RIVIERA*
Senior Associate
+1 402 548 4064
justin.riviera@lundco.com

JEFF LAKE*
Senior Associate
+1 402 598 2612
jeff.lake@lundco.com



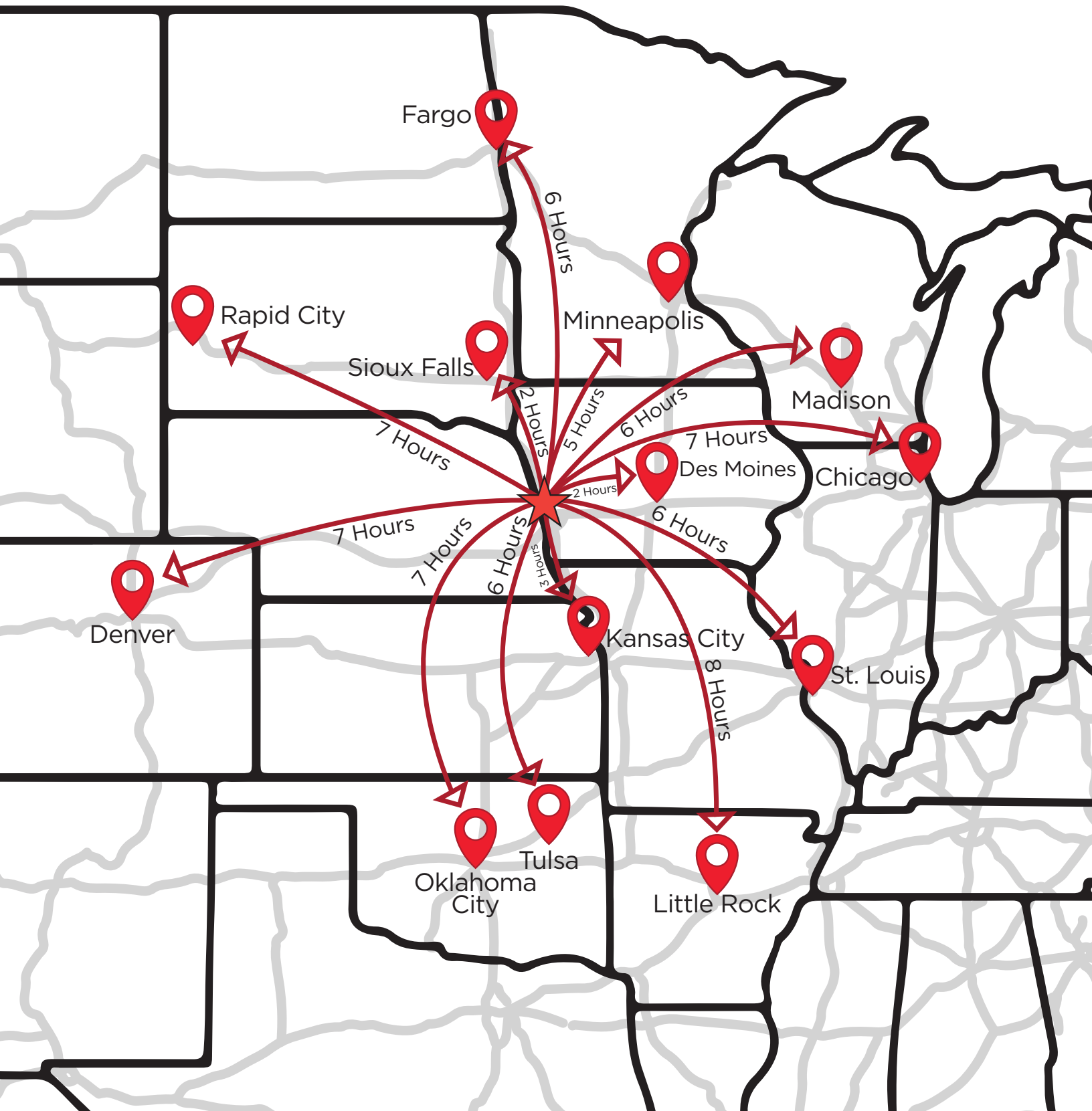
**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

**Agents have equity in the property and are licensed real estate agents in the state of Nebraska
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

REGIONAL DRIVE TIMES



PROSPECTIVE BUILDINGS



For more information, please contact:

JUSTIN RIVIERA*
Senior Associate
+1 402 548 4064
justin.riviera@lundco.com

JEFF LAKE*
Senior Associate
+1 402 598 2612
jeff.lake@lundco.com



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

**Agents have equity in the property and are licensed real estate agents in the state of Nebraska
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.