

CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

9370 N. 45TH STREET  
OMAHA, NE 68152



FOR SALE 8,330 SF

# PROPERTY HIGHLIGHTS

Rare and unique opportunity to acquire a well-positioned property with significant versatility. Located just south of the I-680/Hwy 75 interchange, this property boasts great access with future flexibility for all types of buyers. Whether for investment, occupancy, or other strategic purposes, this offering can accommodate a range of buyer objectives. Built in 2021, this building has been meticulously maintained with many high-end, nontraditional finishes throughout. Additional 1.2-acre lot included.

Additional creative purchase options available. Contact Holly or Shelby for information about the business and real estate investment opportunity.

Sale Price: \$1,400,000

Building Size: 8,330 SF

Upper Level: 2,405 SF

Warehouse SF: 5,925 SF

Year Built: 2021

Total Site Area: 1.63 AC

AC/Heat: Full Climate Control

Fire Suppressant: Sprinkled

Zoning: GI (General Industrial)



# INTERIOR PHOTOS



# INTERIOR PHOTOS



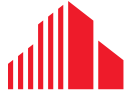
# INTERIOR PHOTOS





# AERIAL MAP





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## CONTACT

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