

17,420 - 59,120 SF AVAILABLE FOR SALE

6720 N. 16TH STREET

Omaha, NE 68112



Contact Agent for Price





PROPERTY DESCRIPTION

Two industrial buildings situated on a 9-acre site available for sale, with the option to purchase the entire property or acquire each building separately. The smaller 17,420 SF building consists of 2/3 office and 1/3 warehouse. The larger 41,700 SF building consists primarily of warehouse space. Zoned General Industrial, the site is ideal for contractors, fleet storage, equipment yards, or any industrial user with significant outdoor storage requirements.

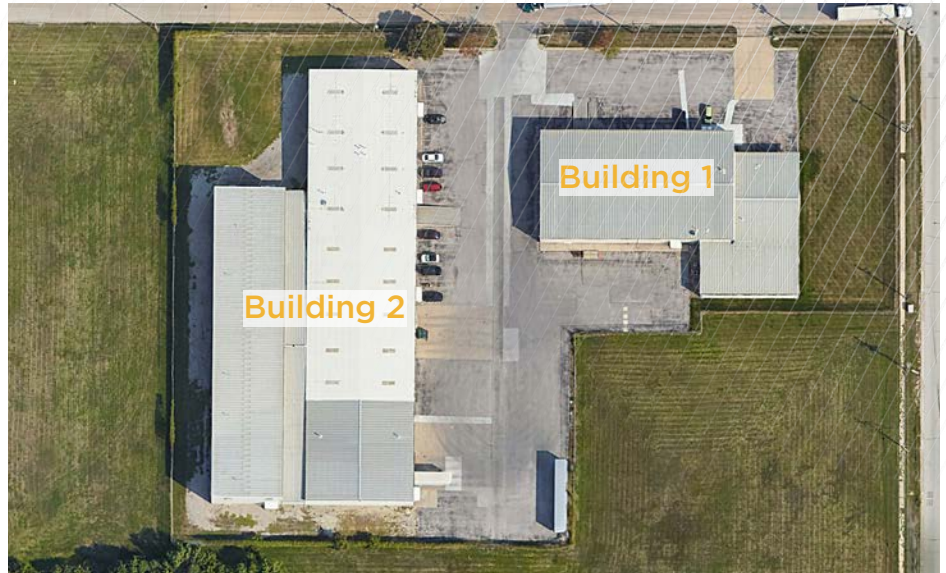
The property is also TIF-eligible and located within the Omaha Inland Port Authority area, offering access to potential local and state economic development incentives.

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BUILDING HIGHLIGHTS

PROPERTY

Maximum Available:	59,120 SF
Minimum Available:	17,420 SF
Site Area:	9.03 AC
Zoning:	GI



BUILDING 1

Size:	17,420 SF
Clearance:	13'-16'
Drive-In Doors:	One (1) Ramp
Office:	2/3
Warehouse:	1/3
Built:	1969

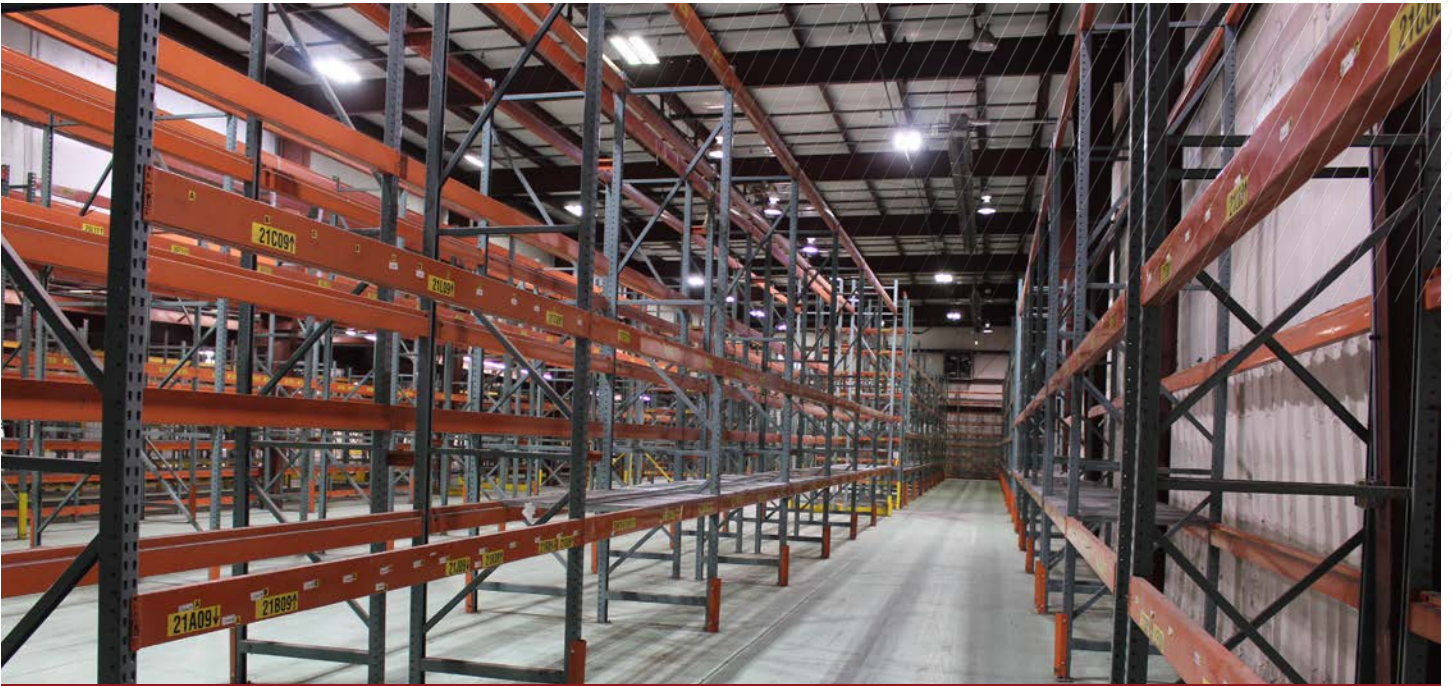


BUILDING 2

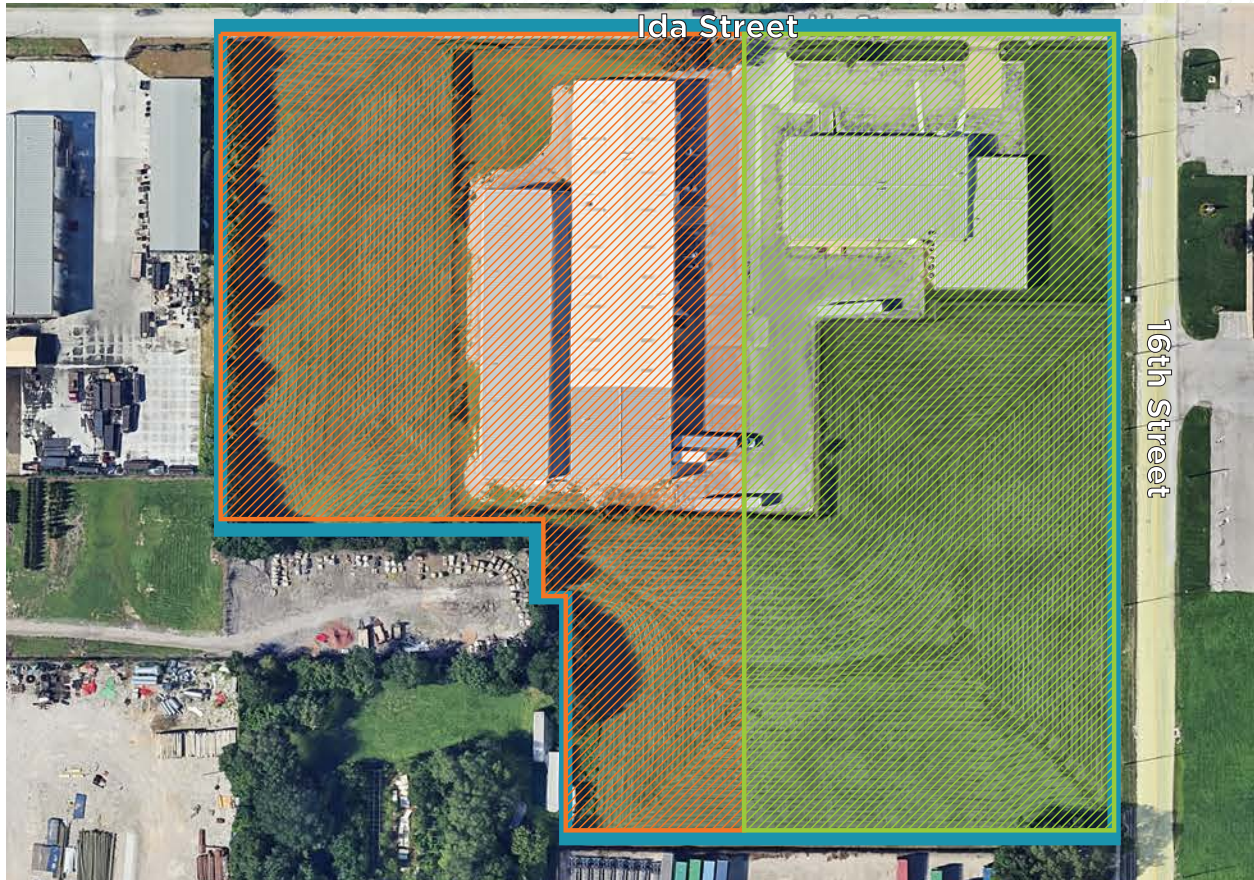
Size:	41,700 SF
Clearance:	16'-22'
Drive-In Doors:	One (1) Ramp
Dock Doors:	Four (4)
Warehouse:	95%
Built:	1993



INTERIOR PHOTOS



POTENTIAL LOT SPLIT OPTIONS



FOR MORE INFORMATION, PLEASE CONTACT:

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