

**FOR SALE:
\$3,600,000**



PROPERTY HIGHLIGHTS

- 88,900 SF of warehouse available just minutes from Omaha Eppley Airfield and downtown Omaha
- 1.4 acres of outside storage available
- Heavy industrial zoning
- Significant redevelopment improvements may qualify for up to 20 years of Tax Increment Financing (TIF)



**1801 & 1931 N.
11TH STREET**

Omaha, NE 68110

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1801 & 1931 N. 11TH STREET

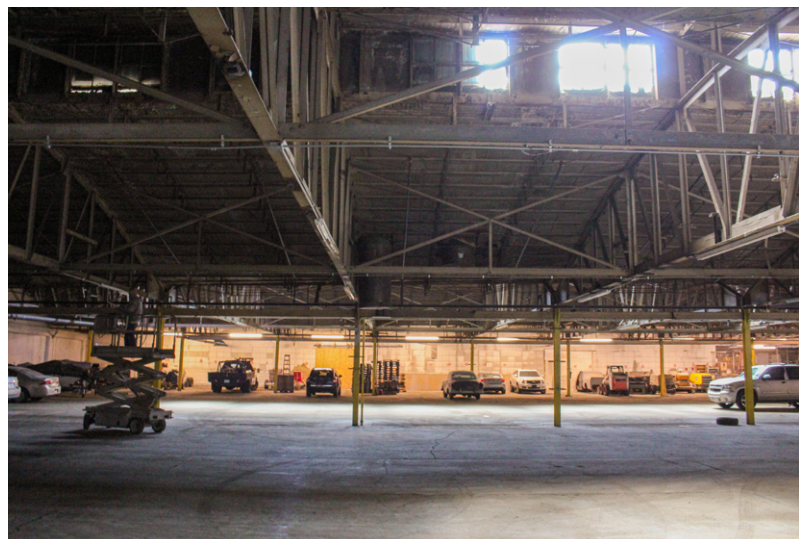
Omaha, NE 68110

88,900 SF WAREHOUSE SPACE



Property Highlights

Year Built	1801 N. 11th St: 1947 1931 N. 11th St: 1900
Sale Price	\$3,600,000
Total Combined Bldg. SF	88,900
Site Area	±3.93 Acres
Outside Storage	±1.4 Acres
Clear Height	14' - 21'
Dock doors	Three (3)
Drive-ins	Four (4)
Zoning	Heavy Industrial



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PROPERTY BREAKDOWN



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CUSHMAN &
WAKEFIELD

LUND
COMPANY

1801 & 1931 N. 11TH STREET

Omaha, NE 68110

88,900 SF WAREHOUSE SPACE



PHOTOS



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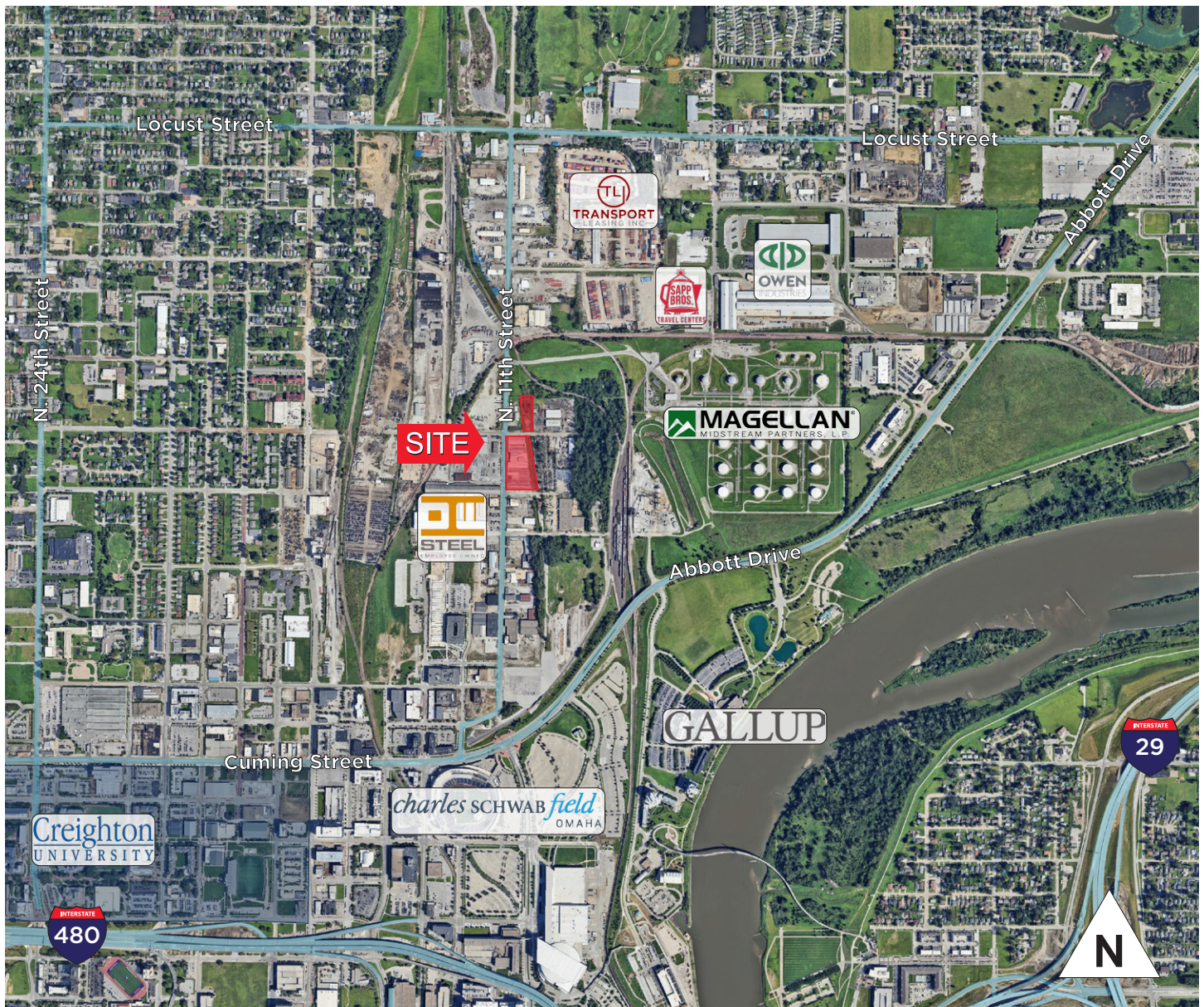
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TRADE MAP



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