

FOR SALE

4511 S. 67th Street

Omaha, NE 68117



INVESTMENT HIGHLIGHTS

- Substantial Single-Tenant Occupant | JBT Trailer
- Office/Warehouse/Distribution Property
- Long-Term Lease
- Close Proximity to Interstate 80

SPENCER SECOR

+1 402 548 4069
spencer.secor@lundco.com

RICHARD SECOR, JR.

+1 402 548 4010
richard.secor@lundco.com



**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

450 Regency Parkway, Suite 200 | Omaha, NE 68114

Main +1 402 393 8811

lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

4511 S. 67th Street

Omaha, NE 68117



Property Highlights

Sale Price	\$1,330,000
Price/SF	\$107.97
Building SF	12,318 SF
Year Built	1959
Drive-In Doors	Three (3)
Dock High Doors	Eight (8)
Land Area	2.53 Acres
Zoning	GI

SPENCER SECOR
+1 402 548 4069
spencer.secor@lundco.com

RICHARD SECOR, JR.
+1 402 548 4010
richard.secor@lundco.com

Building	Tenant	SF	Lease Expiration	Annual Base Rent
1	JBT Trailer	558	6/30/2030	N/A
2	JBT Trailer	4,260	6/30/2030	\$45,462
	Keenan	7,500	MTM	\$42,000
Total:		12,318		\$87,462



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

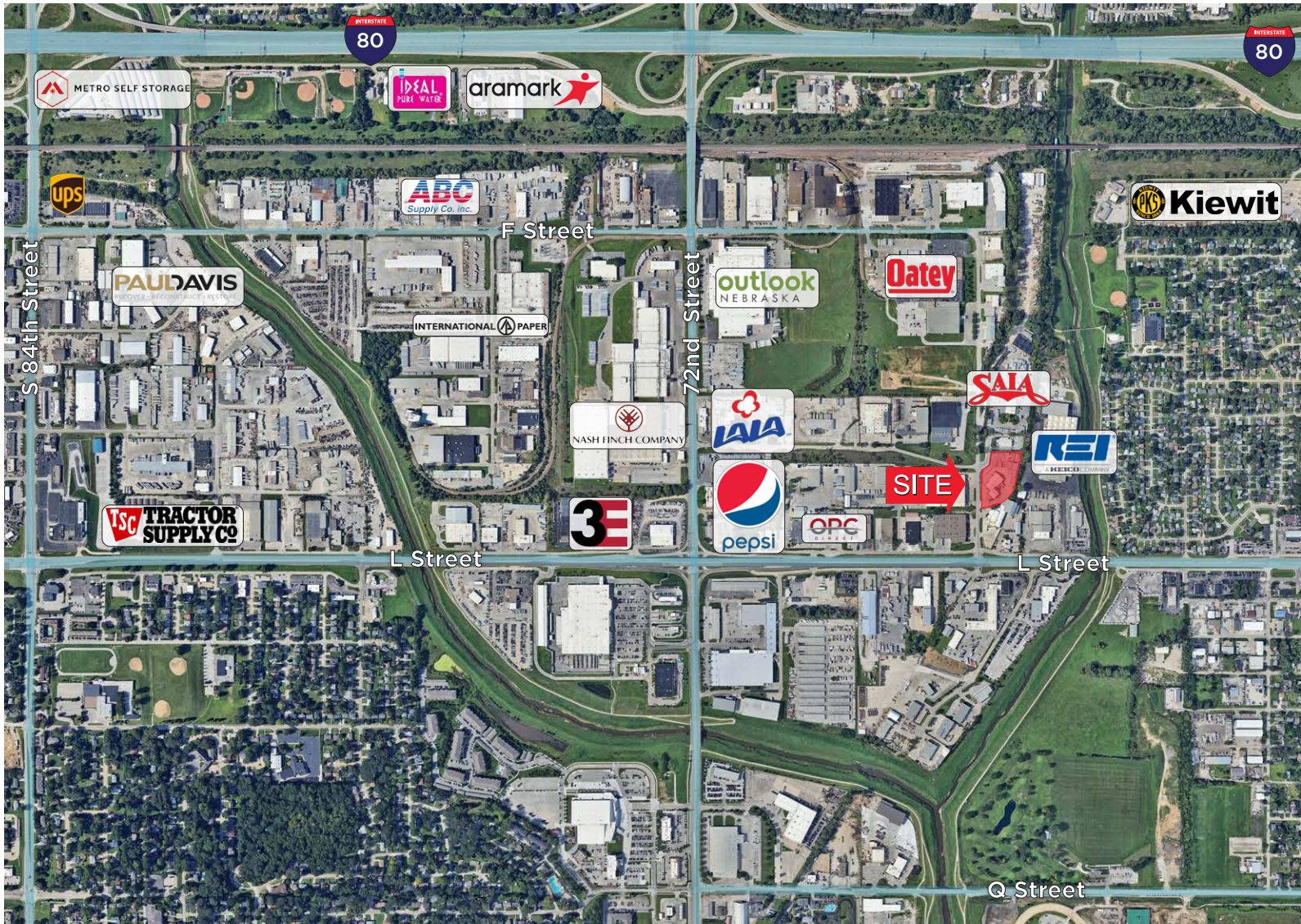
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

4511 S. 67th Street

Omaha, NE 68117

TRADE MAP



SPENCER SECOR
+1 402 548 4069
spencer.secor@lundco.com

RICHARD SECOR, JR.
+1 402 548 4010
richard.secor@lundco.com



**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.