

# CRESCENT BUILDING

3726 S. 149TH STREET  
OMAHA, NE 68144



## 23,004 SF Industrial Warehouse Sale Price \$4,500,000

### Property Highlights

23,004 SF industrial building on 2.11 acres constructed in 2002. Located in the Southwest Industrial Submarket of Omaha, NE, the building features approximately 4,000 SF of office and 19,000 SF of warehouse space. The warehouse includes two drive-in doors and one dock door. Property includes approximately a half-acre of secure outside storage. New roof installed in 2024.

### DENNY SCISCOE

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# Crescent Building

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## Property Information

<b>Sale Price</b>	\$4,500,000	<b>Column Spacing</b>	28' x 35'
<b>Total Building SF</b>	23,004 SF	<b>Heat</b>	Forced Air Warehouse
<b>Total Site Area</b>	2.11 Acres	<b>Outside Storage</b>	.5 Acre (Fenced & Paved)
<b>Office Space</b>	3,936 SF	<b>Drive-In Doors</b>	Two (12' x 12')
<b>Warehouse Space</b>	19,068 SF	<b>Dock High Doors</b>	One (9' x 9')
<b>Year Built</b>	2002	<b>Fire Suppressant</b>	Yes
<b>Building Construction</b>	Masonry/Steel	<b>Zoning</b>	GI-FF
<b>Clearance Height</b>	18' - 22'		

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## Photos



## Contact Information

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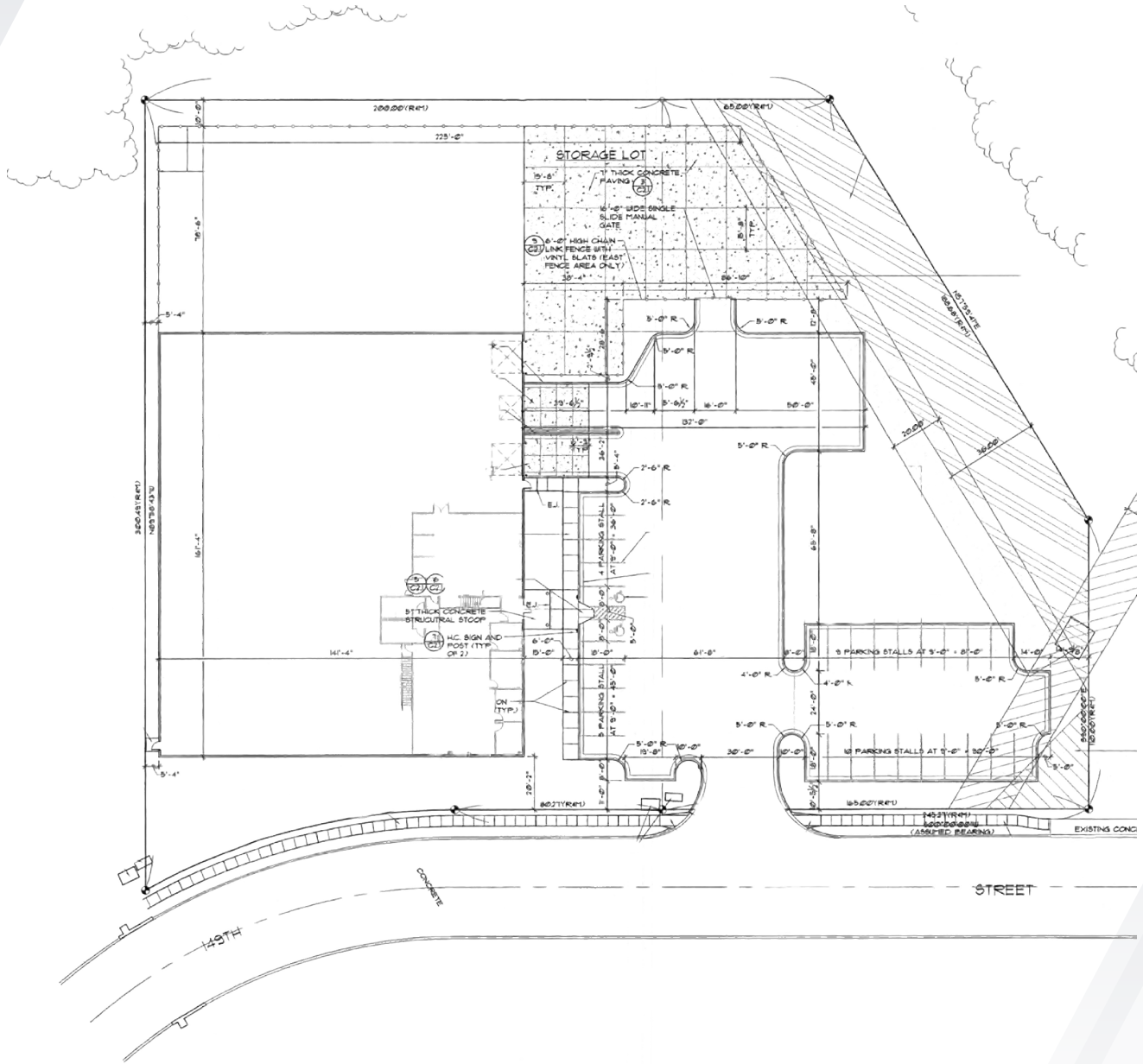
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Site Plan



SITE LAYOUT PLAN  
SCALE: 1" = 20'-0"

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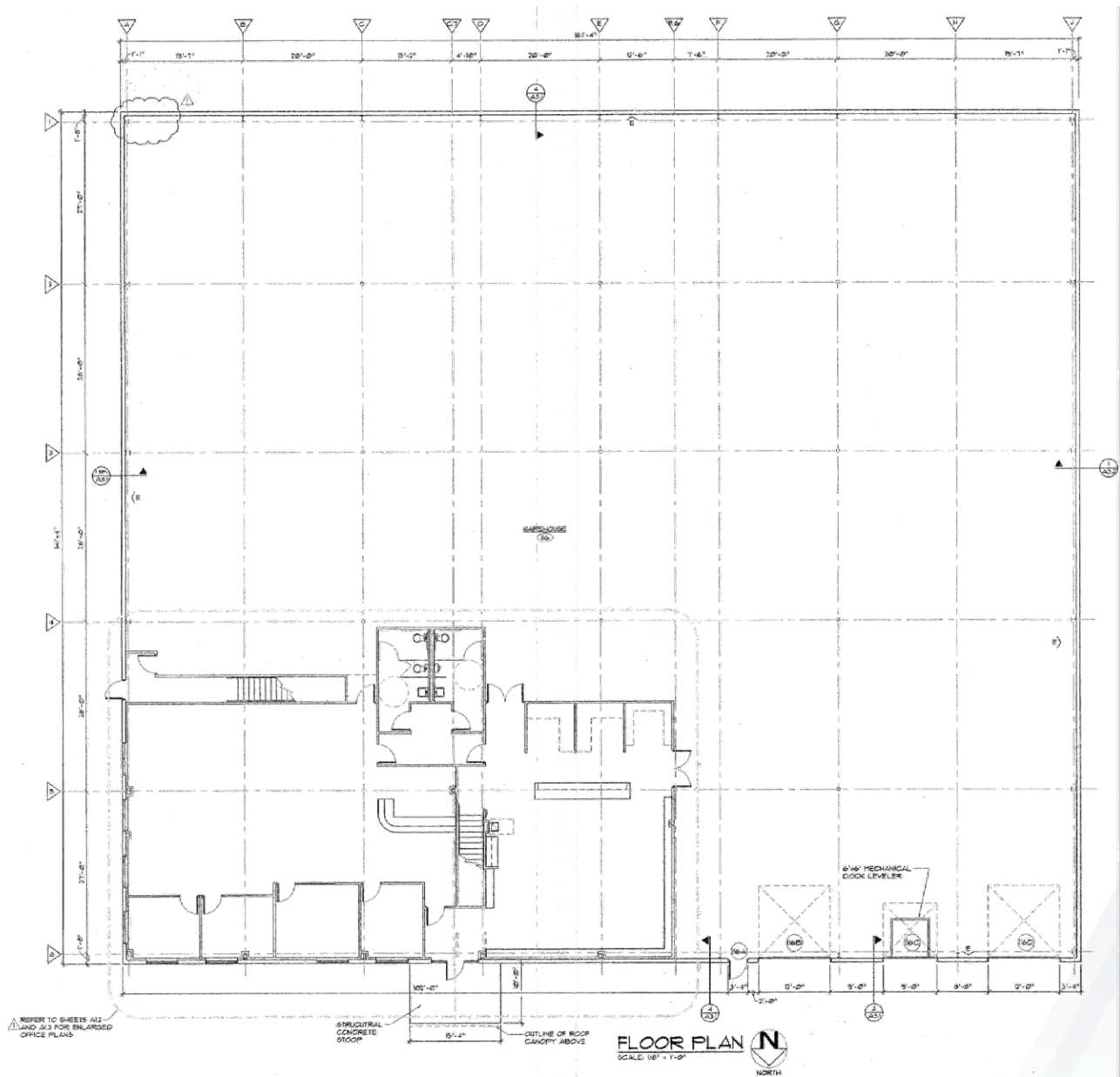
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Floor Plan



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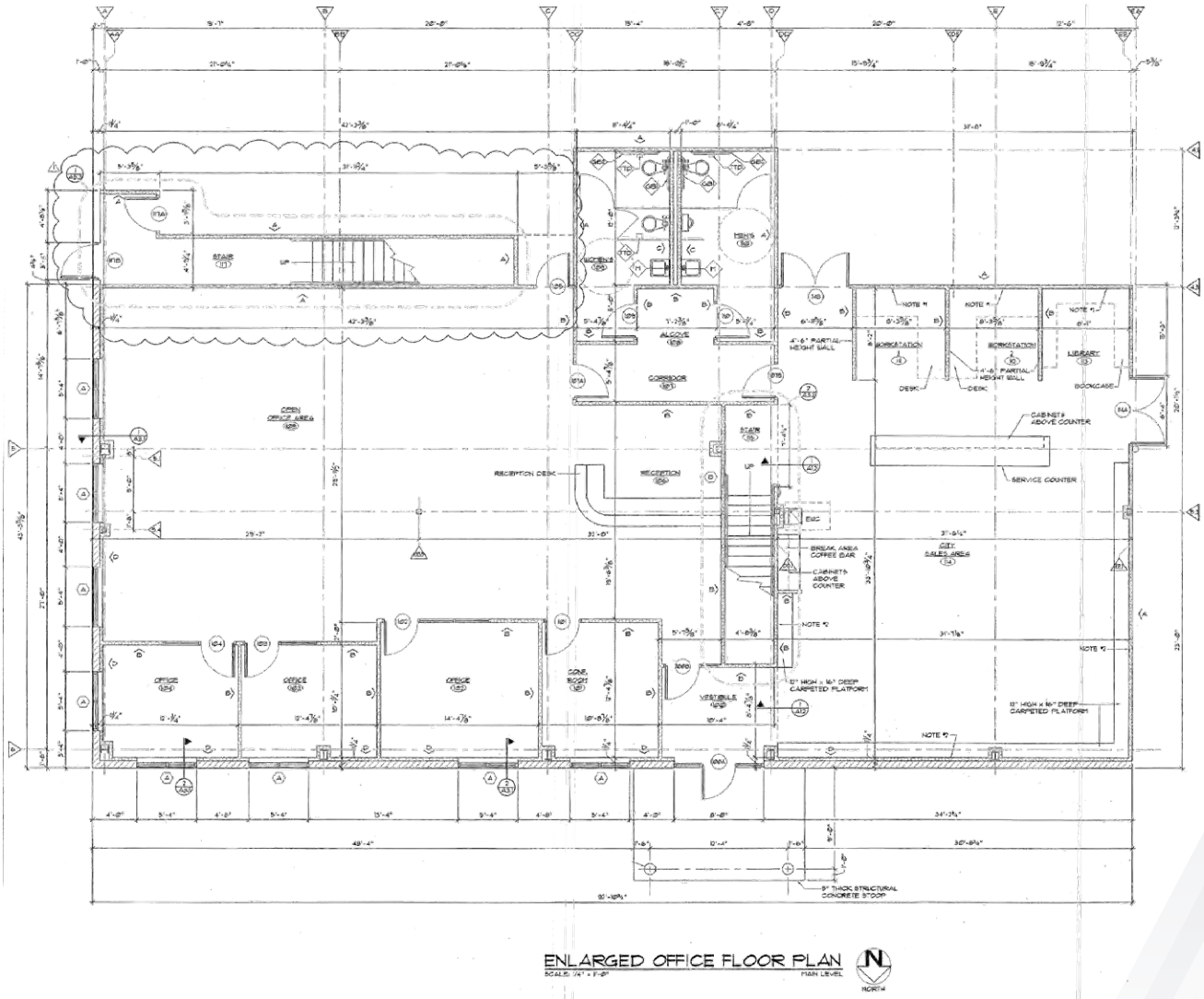
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Floor Plan - First Floor Offices



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## Trade Map



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