

FOR SALE

4511 S. 67th Street

Omaha, NE 68117

SALE PRICE REDUCED!!



INVESTMENT HIGHLIGHTS

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

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**CUSHMAN &
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Property Highlights

Sale Price	\$1,330,000 \$1,250,000
Price/SF	\$107.97 \$101.48
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

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

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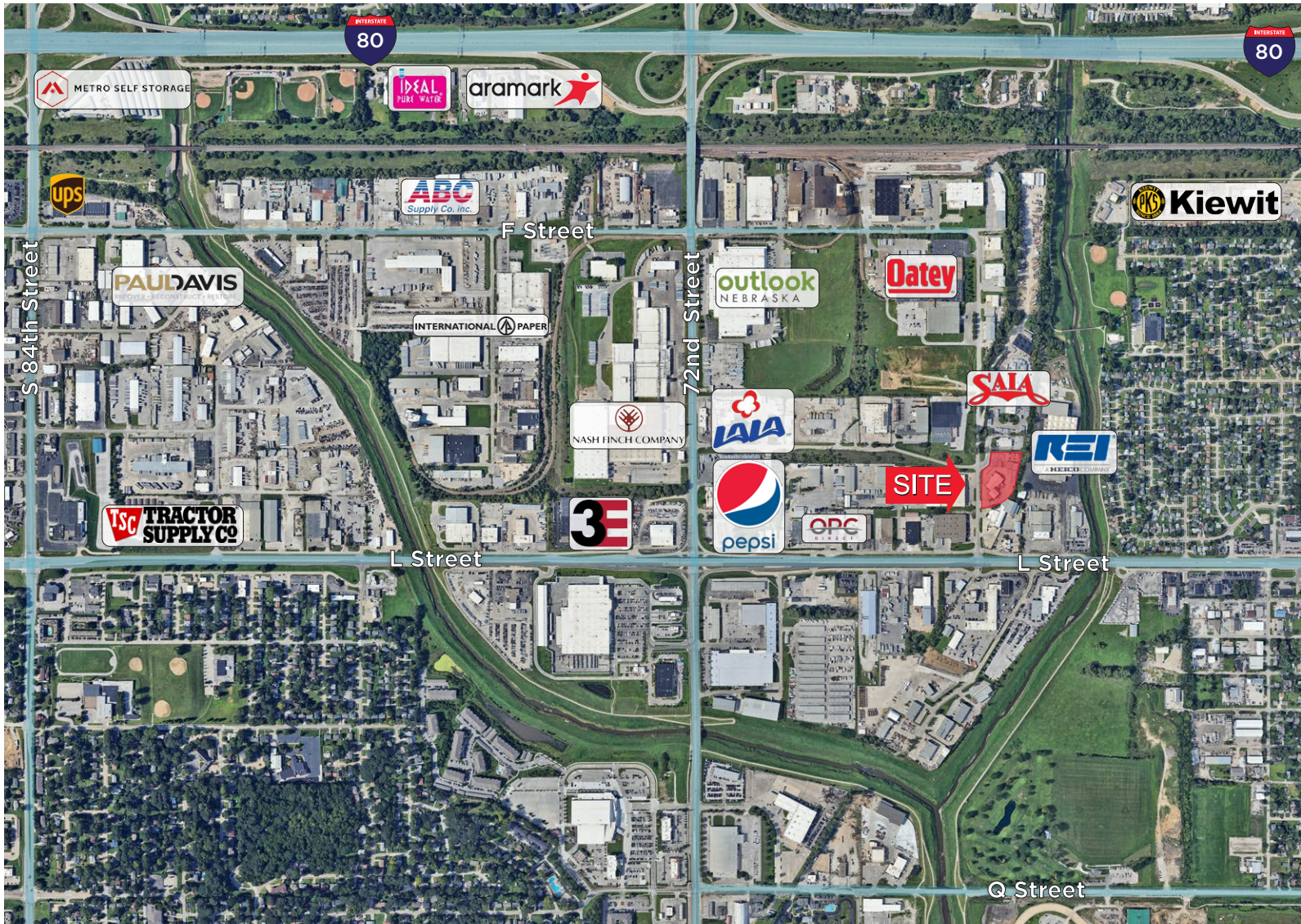
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TRADE MAP



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