

# DAHLMAN MANUFACTURING BUILDING

3900 DAHLMAN AVENUE  
OMAHA, NE 68116

82,450 SF INDUSTRIAL BUILDING

**For Sale: \$3,792,700**



**CUSHMAN &  
WAKEFIELD**

**LUND  
COMPANY**

# PROPERTY OVERVIEW

Property is leased until December 28, 2026. Investment opportunity to purchase this nicely maintained 82,450 SF manufacturing facility at well below replacement costs. This unique property has the versatility to satisfy the needs of many types of uses and offers many features.



## PROPERTY HIGHLIGHTS

Sale Price	\$3,792,700
Price/SF	\$46.00/PSF
NOI	\$371,025 (\$4.50 PSF)
Cap Rate	9.78 %
Total Available	82,450 SF
Drive-In Doors	Two (2) 14' x 18' One (1) 17' x 18'4" One (1) 24' x 32'6"
Acres	3.13 AC
Year Built	1964
Clearance Height	Varies
Zoning	HI - Heavy Industrial



Lease Expires  
December 26, 2026



Updated Office



Newer HVAC Serving  
The Office



New High Efficiency  
LED Lighting



Direct Access to  
Highway 75 & Minutes  
to Interstate  
I-80 & I-29



Four (4) Oversized  
Drive-in Doors



Highly Sought After  
Heavy Industrial Zoning



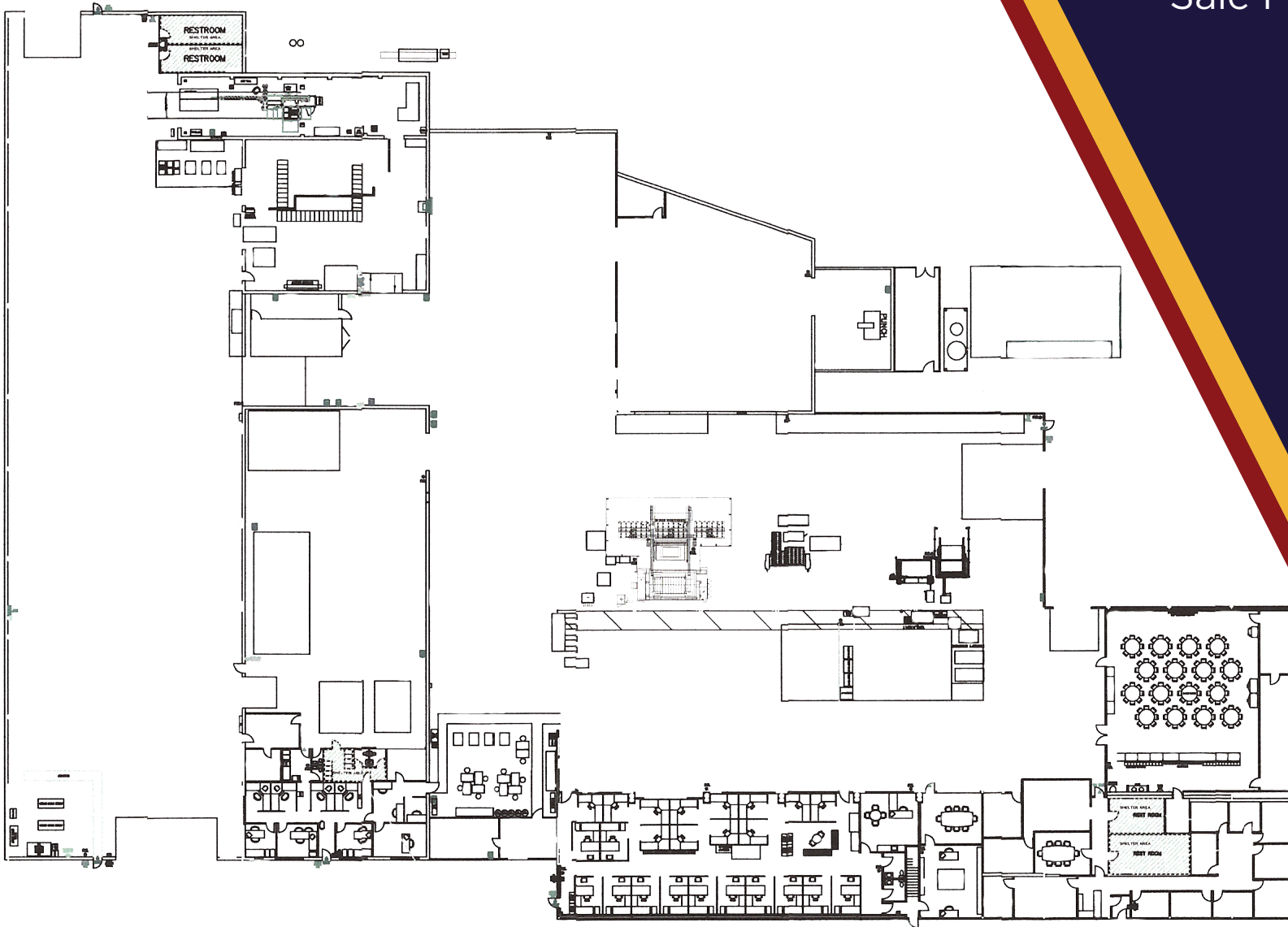
Large Cafeteria  
Style Break Room

# FLOOR PLAN

## Ground Level

Sale Price: \$3,792,700

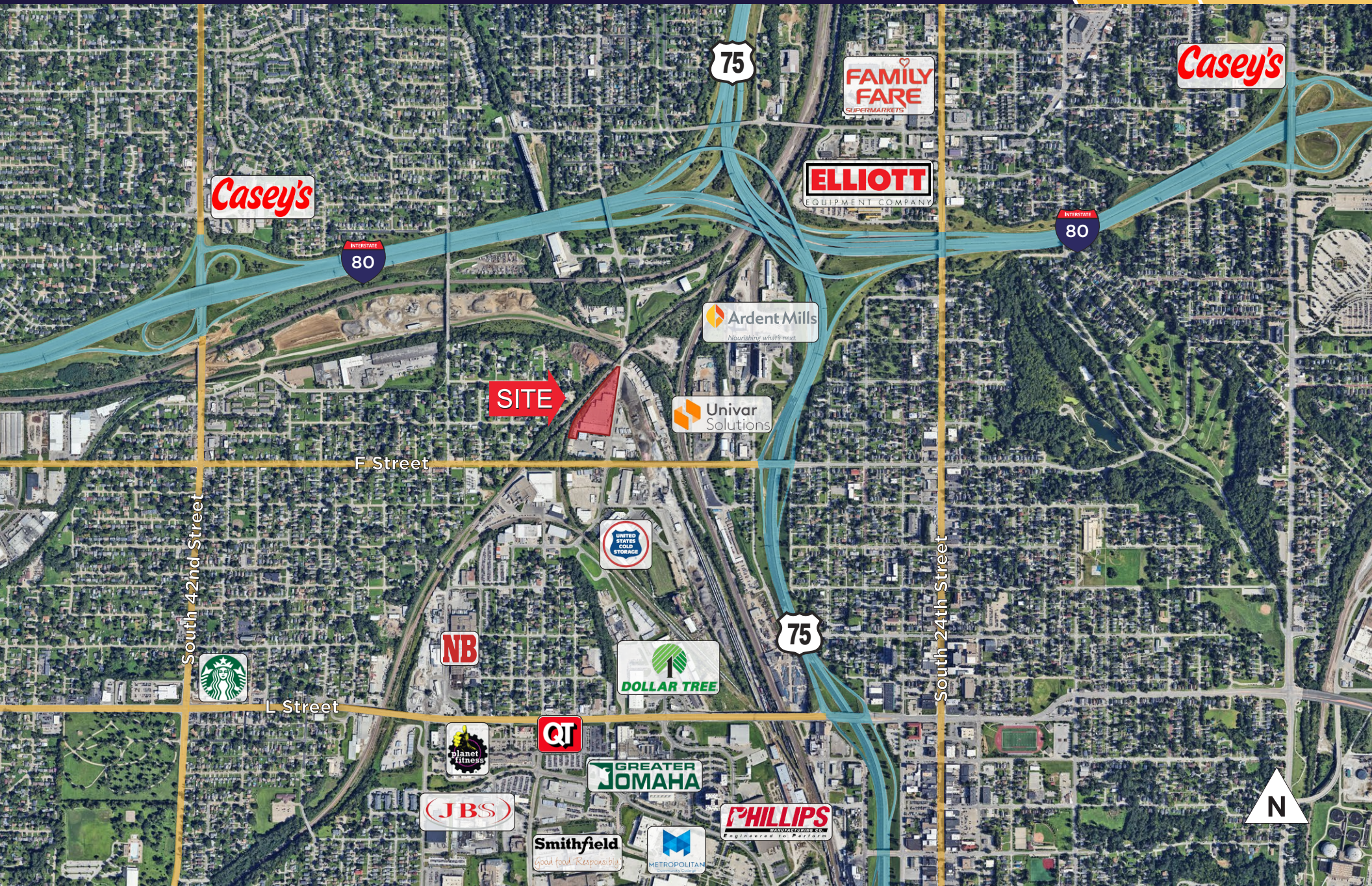
82,450 SF



# PHOTOS



# TRADE MAP



Casey's

INTERSTATE 80

75

FAMILY FARE SUPERMARKETS

Casey's

ELLIOTT EQUIPMENT COMPANY

INTERSTATE 80

Ardent Mills Nourishing what's next.

SITE

Univar Solutions

F Street

UNITED STATES COLD STORAGE

South 42nd Street

Starbucks

75

South 24th Street

NB

DOLLAR TREE

L Street

Planet Fitness

QT

GREATER JOMAHA

JBS

Smithfield Good food. Responsible.

METROPOLITAN

PHILLIPS MANUFACTURING CO. Engineered to Perform.

N



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