

INDUSTRIAL SALE-LEASEBACK

4225 FLORENCE BOULEVARD
OMAHA, NE 68110



59,012 SF Industrial Sale-Leaseback
Sale Price: \$3,650,000

Property Highlights

Located in the Florence business district with quick highway access, this industrial property provides an investor with a 10-year lease, strong cash flows, and future redevelopment potential. The site comes with a clean environmental report, a survey (2023), sits in an Opportunity Zone, and qualifies for up to 20 years of Tax Increment Financing.



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

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lundco.com

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Property Information

Sale Price	\$3,650,000	Outside Storage	38,000 SF
Price/SF	\$61.00 PSF	Warehouse Heat	Radiant
Total Building SF	59,012 SF	Drive-in Doors	Multiple
Total Site Area	2.03 AC (7 Parcels)	Dock Doors	Multiple
Office SF	3,780 SF	Column Spacing	Varies
Warehouse SF	55,232 SF	Floor Drains	Multiple
Year Built	1926/1943/2020	Cranes	Multiple
Clearance Height	10' - 14'	Leaseback Rate	\$4.75 PSF NNN
Zoning	GI		

Contact Information

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Photos



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Photos



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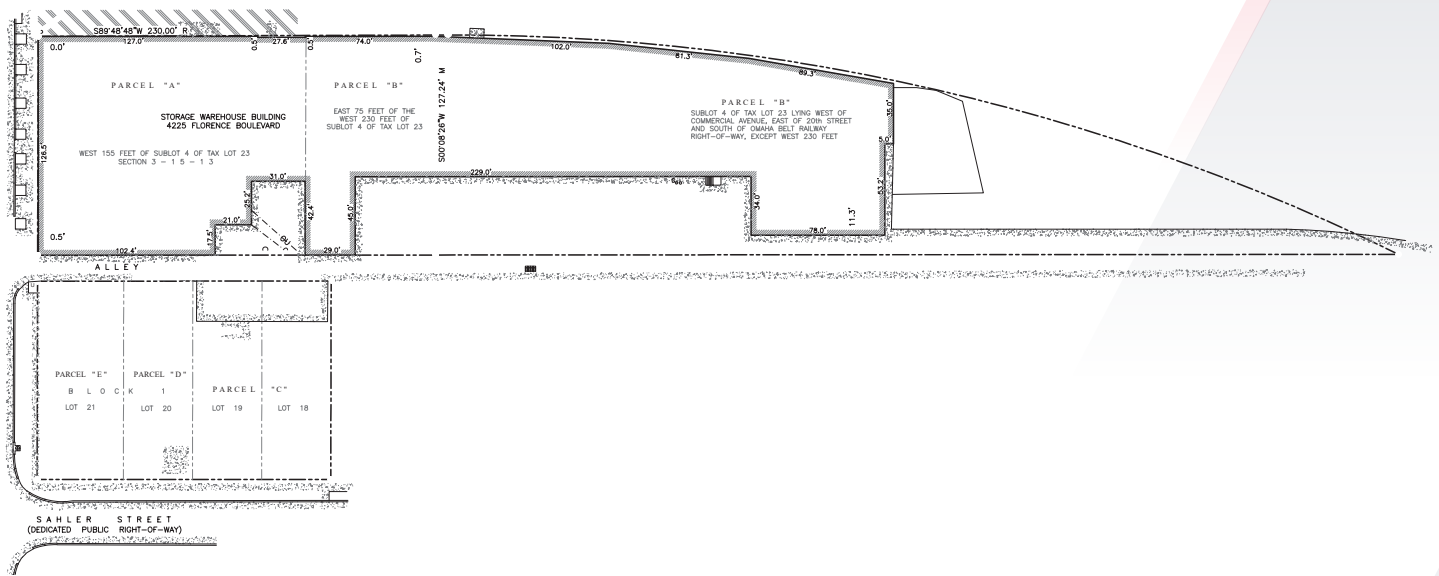
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Site Plan



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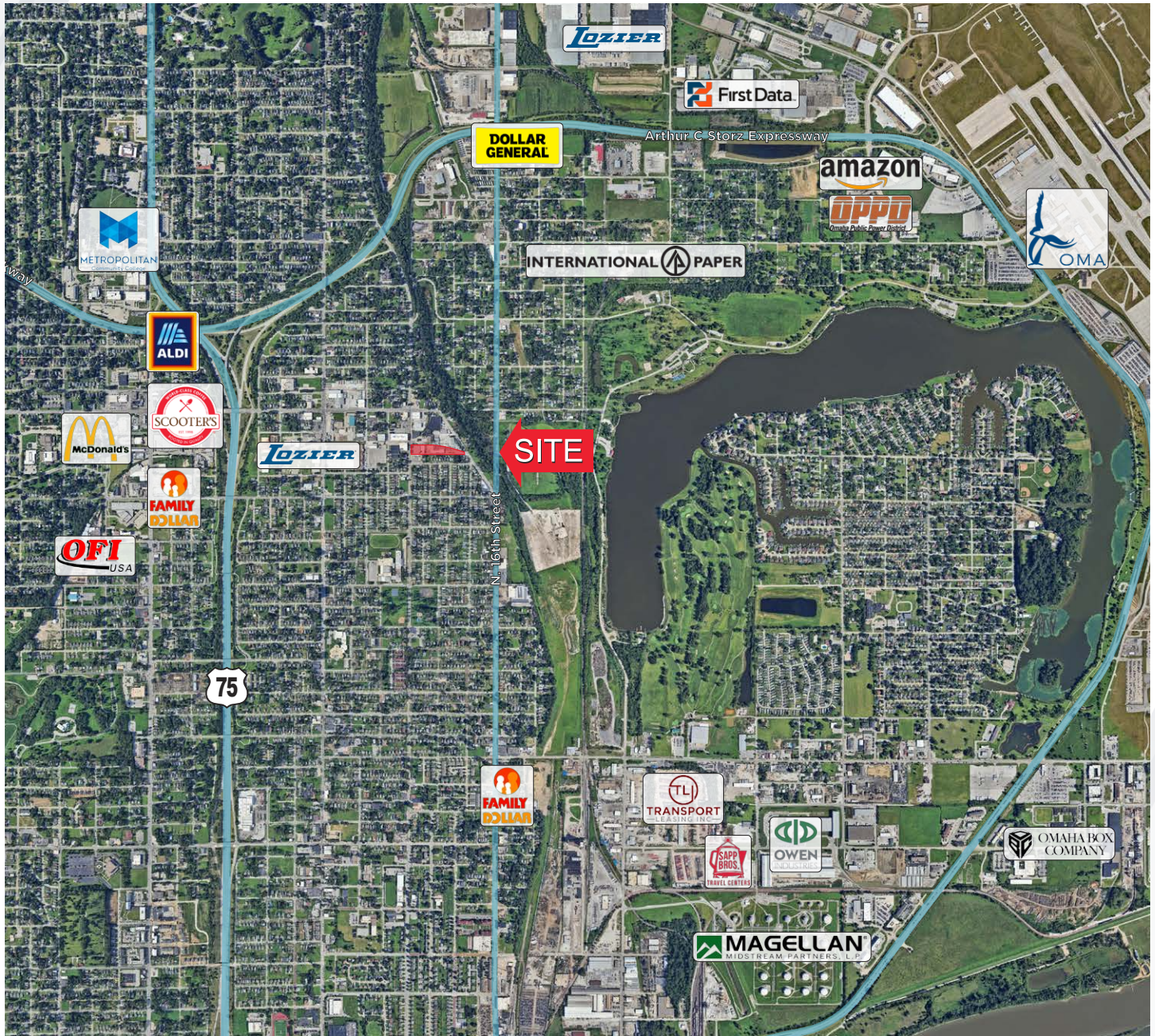
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Trade Map



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