

INDUSTRIAL SALE-LEASEBACK

4225 FLORENCE BOULEVARD

OMAHA, NE 68144

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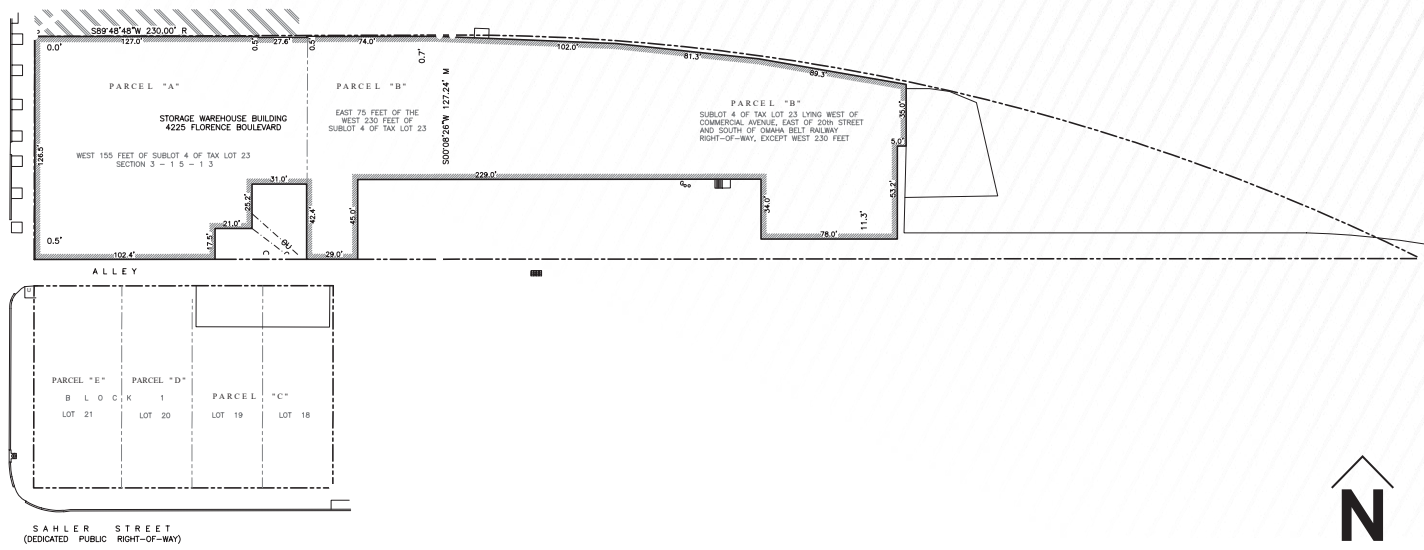
PROPERTY DESCRIPTION

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.

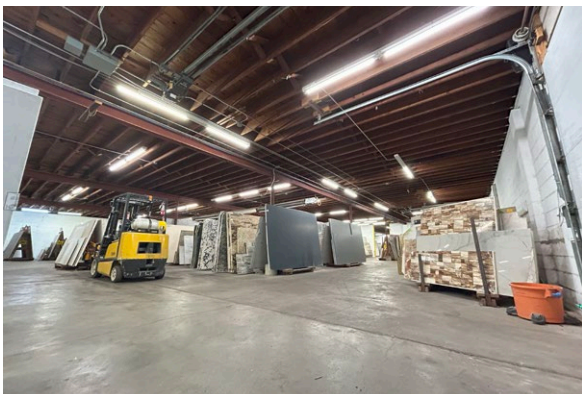
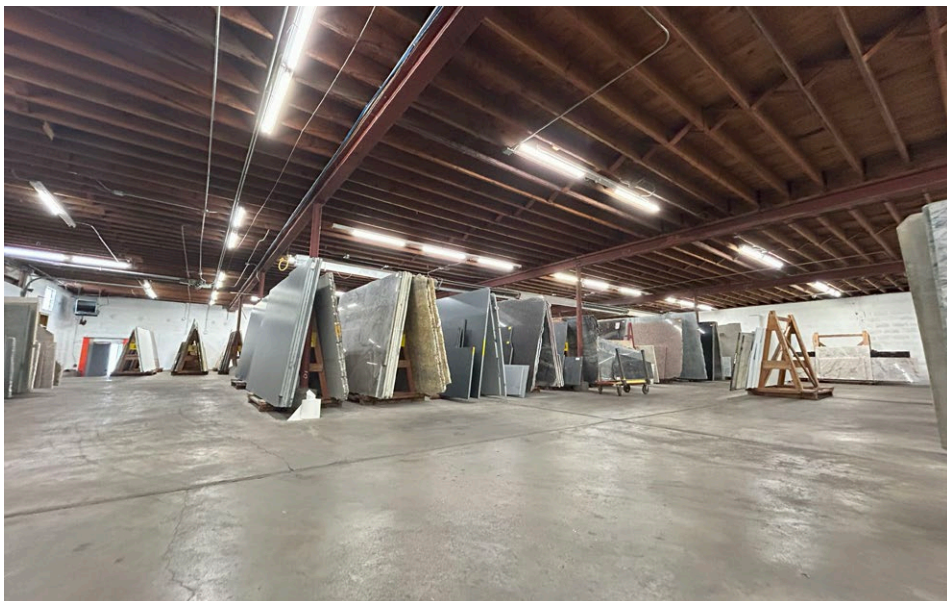


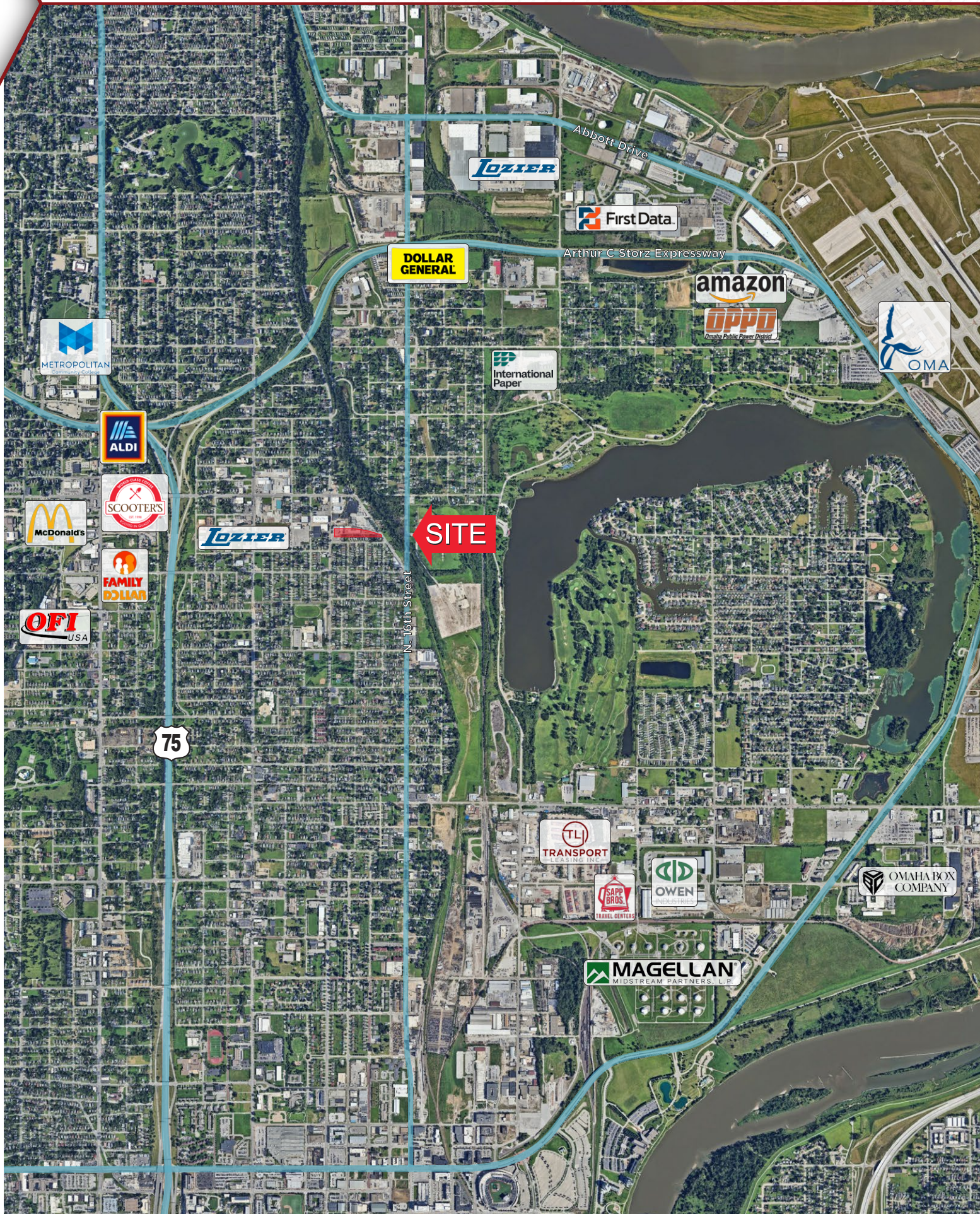
PROPERTY DETAILS

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



*Floor plans are approximate and for illustration purposes only.





DOLLAR GENERAL

SITE

METROPOLITAN

ALDI

McDonald's

SCOOTER'S

FAMILY DOLLAR

OFI USA

75

N. 16th Street

LOZIER

Abbott Drive

First Data

Arthur C Storz Expressway

amazon

OPPD
Omaha Public Power District

International Paper

OMA

TLI
TRANSPORT LEASING INC.

SAPP BROS.
TRAVEL CENTERS

OWEN INDUSTRIES

OMAHA BOX COMPANY

MAGELLAN
MIDSTREAM PARTNERS, L.P.

FOR MORE INFORMATION, PLEASE CONTACT:

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