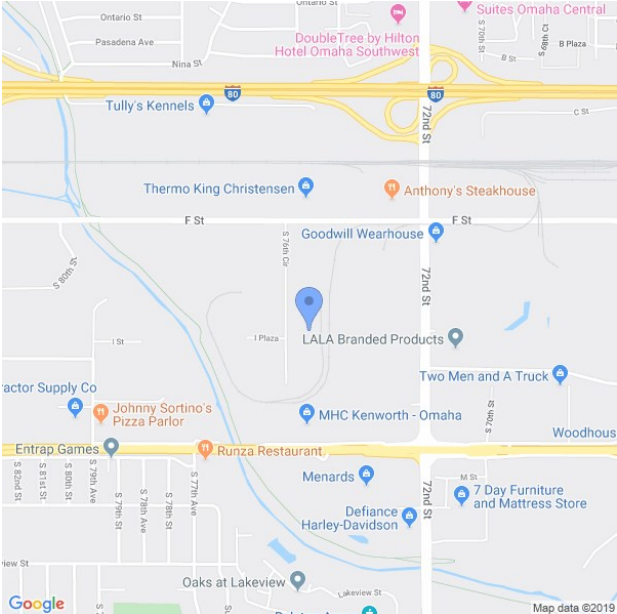




COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$1,680,000**  
 ZONING **GENERAL INDUSTRIAL**  
 YEAR BUILT **1964**  
 GROSS BLDG **29,217 SQFT**  
 RBA **29,217 SQFT**  
 LAND AREA **2.56 ACRES**

AVAIL PARKING **1/1000SQFT**  
 CEILING HEIGHT **18.0 FT**  
 DOCK HIGH DOORS **2**  
 DRIVE IN DOORS **9**  
 MARKET **OMAHA/COUNCIL BLUFFS**  
 SUB-MARKET **SOUTH CENTRAL OMAHA INDUSTRIAL**

- Centrally located in industrial concentrated area with easy truck access to I-80
- Ample outside storage with functional truck court
- Leasing options available
- Nine (9) grade level and two (2) dock high doors
- Can be purchased with 4421 S 76th Circle as portfolio

Industrial property for...



**Todd Schneidewind**  
 Senior Vice President  
 NAI NP Dodge

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