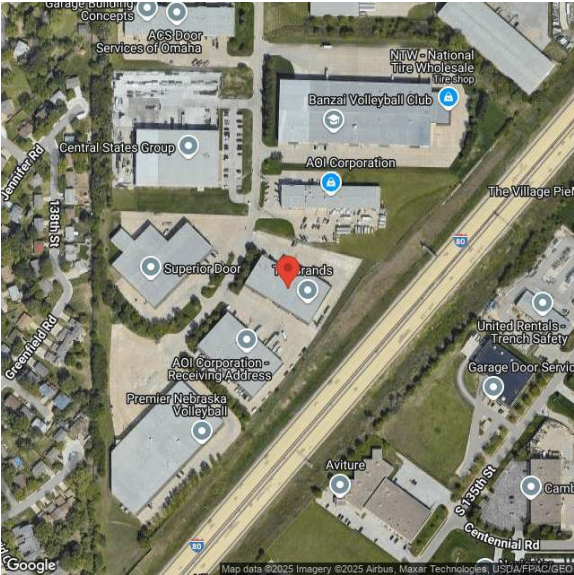


I-80 Industrial Park - Industrial / Flex Building For Sale

8843 S 137th Cir | Omaha, NE | US | Sarpy County
Available SF: 32,840 | Sale Price: \$5,747,000



Building Type:	Office, Industrial
Available SF:	32,840
Total SF:	32,840
Sale Price:	\$5,747,000
Last Updated:	Apr 25, 2025

Economic Development Contact

Angie Baber
Greater Omaha Economic Development Partnership
808 ConAgra Drive, Ste 400
Omaha, NE 68102
| ababer@selectgreateromaha.com

Realtor/Owner Contact

Graham Nabity
| graham.nabity@cbre.com

Property and Area Description

32,840 SF Building with 0.57 Acres of Fenced-In Outside Storage Available
Space 32,840 SF Estimated NNNs \$1.60 PSF (2025) Year Built 1996 3,000
SF second floor mezzanine space 45,020 SF concrete paving 574 LF concrete
curb 578 LF 6 C/L fence w/rail Lot Size 2.28 AC / 99,316.8 SF Located in the
I-80 Industrial Park off Giles Road

Population

	843,143 15 Mile Radius	1,004,974 30 Mile Radius	1,491,163 60 Mile Radius
---	----------------------------------	------------------------------------	------------------------------------

Source: ESRI®, 2024

Households

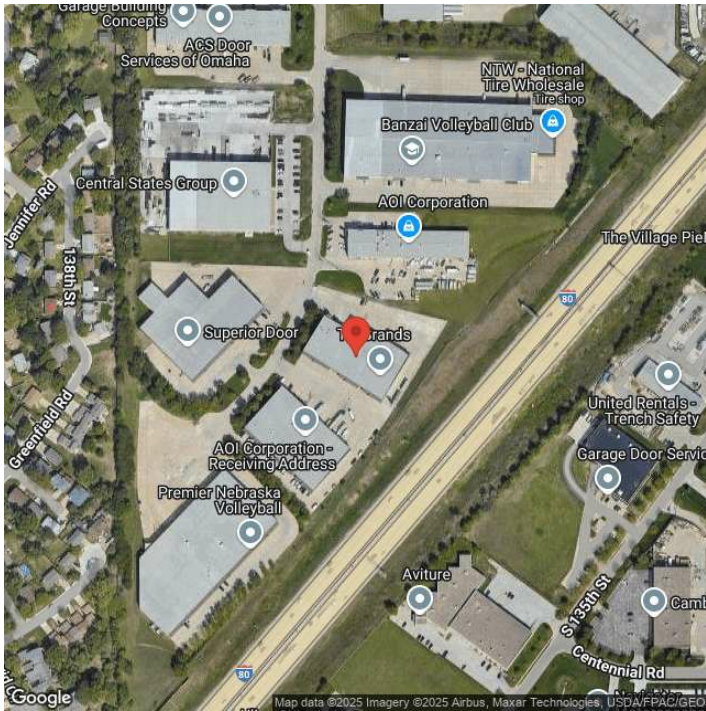
	327,991 15 Mile Radius	391,212 30 Mile Radius	586,190 60 Mile Radius
---	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Property Images



Angie Baber | Director, Economic Development | Greater Omaha Economic Development Partnership
808 Conagra Dr. | Omaha, NE 68102 | ababer@selectgreateromaha.com