

|                |              |
|----------------|--------------|
| Building Type: | Industrial   |
| Available SF:  | 58,600       |
| Total SF:      | 58,600       |
| Year Built:    | 1957         |
| Last Updated:  | Jul 18, 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

Kevin Stratman  
| kstratman@investorsomaha.com

### Property and Area Description

2002 N 16th Street is a 58,600 SF light manufacturing facility ideally suited for an owner-user. Situated on 3.21 acres, the building was originally constructed in 1957 with a major expansion in 1978. The property includes +/-4,200 SF of finished office space and features a mostly climate-controlled warehouse. Key highlights include five dock-high doors, one drive-in, and clear heights ranging from 14' to 16', providing flexibility for a variety of industrial users. NWC 16th & Grace St

### Population

|  |                                  |                                  |                                    |
|--|----------------------------------|----------------------------------|------------------------------------|
|  | <b>817,740</b><br>15 Mile Radius | <b>979,769</b><br>30 Mile Radius | <b>1,483,458</b><br>60 Mile Radius |
|--|----------------------------------|----------------------------------|------------------------------------|

Source: ESRI®, 2024

### Households

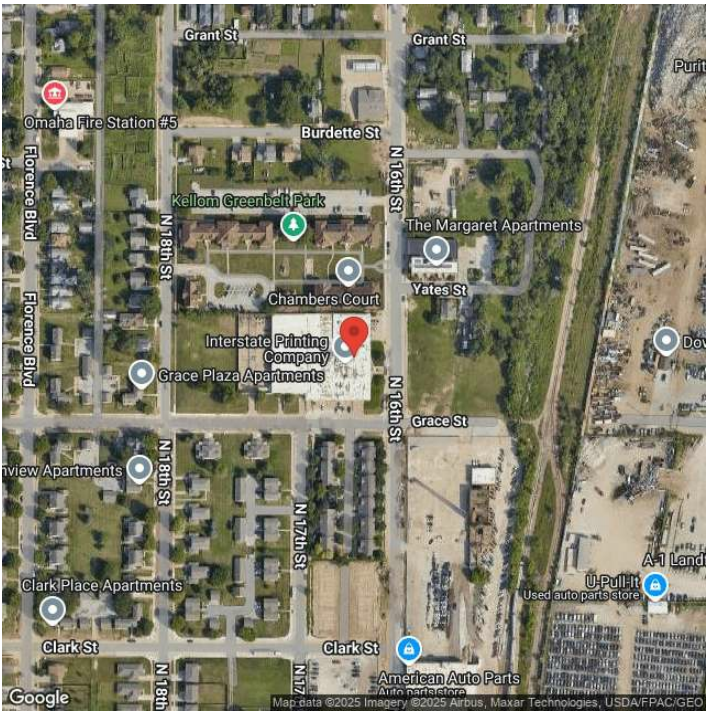
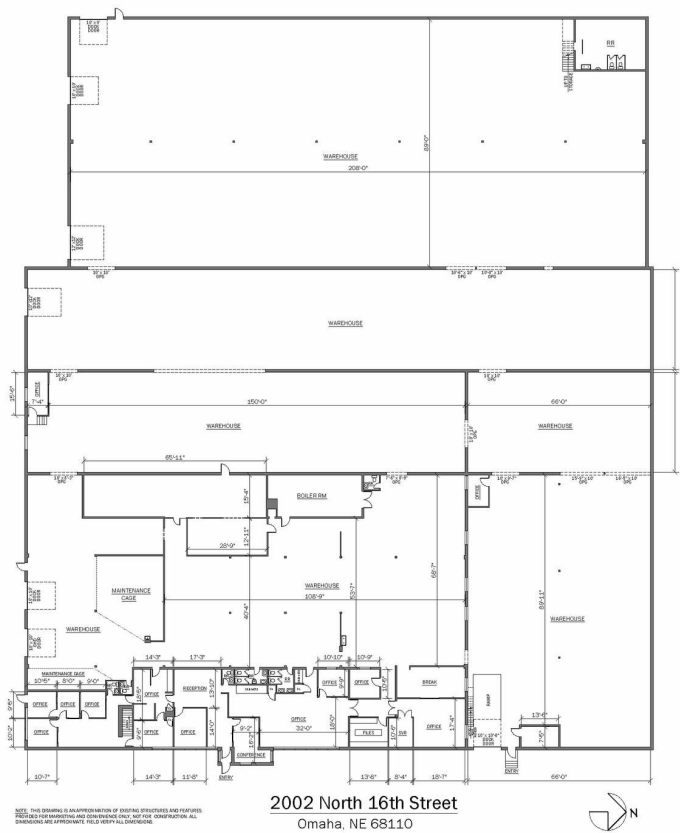
|  |                                  |                                  |                                  |
|--|----------------------------------|----------------------------------|----------------------------------|
|  | <b>325,668</b><br>15 Mile Radius | <b>385,406</b><br>30 Mile Radius | <b>589,152</b><br>60 Mile Radius |
|--|----------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2024

### Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Darren Wisniski  
Rail Contact Phone: 402-672-1983  
Rail Contact Email: djwisnis@up.com

Property Images



Angie Baber | Director, Economic Development | Greater Omaha Economic Development Partnership  
808 Conagra Dr. | Omaha, NE 68102 | [ababer@selectgreateromaha.com](mailto:ababer@selectgreateromaha.com)