

4225 Florence Boulevard
4225 Florence Blvd | Omaha, NE | US | Douglas County
Available SF: 59,012 | Sale Price: \$3,650,000



Building Type:	Industrial
Available SF:	59,012
Total SF:	59,012
Number of Stories:	1
Zoning:	GI
Year Built:	1926
Sale Price:	\$3,650,000
Last Updated:	Apr 30, 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

Jorge Sotolongo

Property and Area 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.

Population



Source: ESRI®, 2024

Households

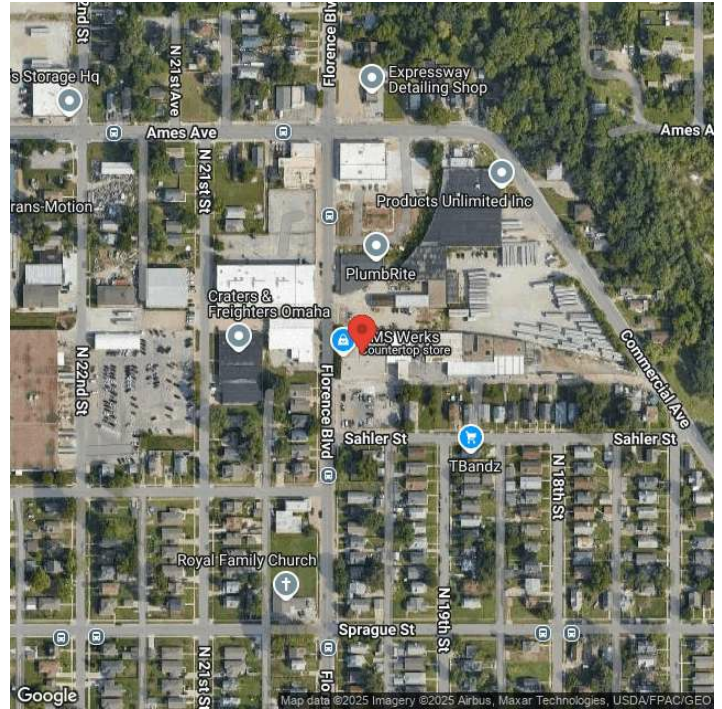


Source: ESRI®, 2024

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



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