



302 Pierce Street | Omaha, NE 68108

\$2,250,000

Property Features

- HI – Heavy Industrial Zoning
- Active Rail Service – Burlington Northern Santa Fe (BNSF)
- Single-tenant lease through October 31, 2024
- Fenced, Lighted and Video Surveillance

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Trenton B. Magid
Executive Vice President
402 510 5263
trentonmagid@npdodge.com

Building Details

Building Size	14,453 SF
No. Grade Level Doors	3
No. Dock High Doors	0
Truck High Exterior Docks	2
No. Drive-in Bays	0
Ceiling Height	14'
Minimum Ceiling Height	14'
Office Space	2000 SF
Number of Floors	1
Year Built	1965
Year Renovated	2005
Sprinkler	Partial
Restrooms	1
HVAC	No
Power Description	480/220/ 110
Roof	Membrane

Property Details

Lot Size	9.89 Acres
Dimensions	220 x 60 60 x 15
Zoning	Heavy Industrial
Fence Yard	Yes
Rail Access	BNSF
Flood Plain	Protected by levee
Parking	Paved

Location Details

Market	Omaha/Council Bluffs
Submarket	Downtown Riverfront
Cross Streets	3rd and Pierce
County	Douglas
Nearest Interstate	I-480

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,891	29,617	81,867
Total Population	9,406	79,567	211,099
Average HH Income	\$47,748	\$42,297	\$43,953

Single-Tenant Lease Information

\$13,000.00 NNN per month with two percent (2.0%) increases per year.

Agri Trading Corporation, established in 1977, is an industry leader in shipping used corn oil, cooking oil, choice white grease, tallow, and agricultural feed ingredients throughout the lower 48 states, Canada, and Mexico.

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302 Pierce Street



DOWNTOWN

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ConAgra

Embassy Suites

The Durham Museum

KETV

Train Station

Lock Box Storage

Orsy's Italian
Bakery & Pizza

LITTLE ITALY

Harold Burkholder Center

Paul Lucht & Son's Autobody

Dodge Riverside Golf Club

Harrah's Council Bluffs
Hotel & Casino

302 Pierce Street

Missouri River

Omaha Transloading
Corporation

Ameristar Hotel & Casino