

3124 SPAULDING STREET-WEST PARCEL

20,760 SF | \$694,925

3124 SPAULDING STREET-WEST PARCEL, OMAHA, NE 68111



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

SALE PRICE:	\$694,925
Building Size:	20,760 SF
Price / SF:	\$33.47
Lot Size:	1.17 Acres
Property Type:	Industrial
Year Built:	1999
Zoning:	General Industrial

PROPERTY OVERVIEW

20,760 SF light industrial building on 1.17 acres

PROPERTY HIGHLIGHTS

- Two-tier Industrial warehouse perfect for contractors
- Two large (15' x 20') drive-in doors, well suited for contractors
- Ability to expand with adjacent lots available to the west
- Highway 75 access via Ames Avenue
- Sewer accessible from Spaulding Street to John A Creighton Boulevard
- Close proximity to Eppley Airfield

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PROPERTY INFORMATION

3124 SPAULDING STREET-WEST PARCEL

OMAHA, NE 68111

BUILDING INFORMATION

Building Size	20,760 SF
Number Of Floors	1
Year Built	1999
Roof	Gable
Drive -In Doors	1

PARKING & TRANSPORTATION

Parking Description	Outside Storage Parking, Fully Fenced
Parking Type	Structure
Trailer Parking	Yes

SITE INFORMATION

Cross-Streets	31st and Spaulding
County	Douglas
Zoning	General Industrial
Lot Size	1.17 Acres
Number Of Buildings	1
Location Description	Highway 75 Access via Ames Avenue
Trailer Parking	Yes

OFFERING SUMMARY

SALE PRICE:	\$694,925
Property Type	Industrial

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,770	111,535	238,378
Average Age	34.1	31.2	32.4
HOUSEHOLDS			
Total Households	4,727	43,957	94,944
People Per HH	2.5	2.5	2.5
Average HH Income	\$29,044	\$41,019	\$48,032
Average HH Value	\$96,368	\$103,786	\$110,943

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SITE PLAN



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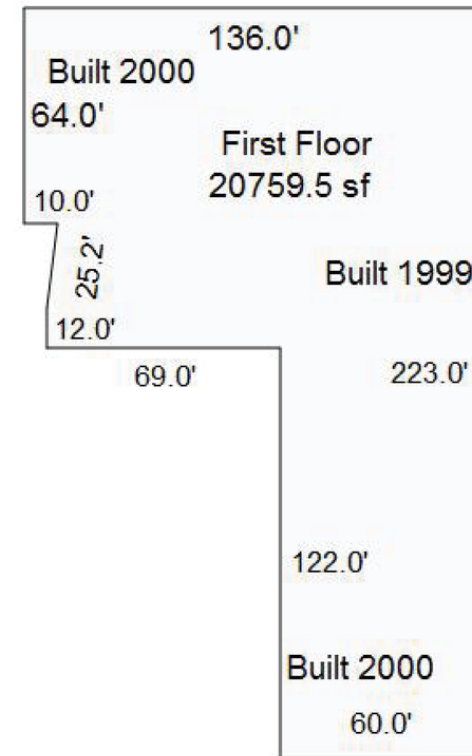
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3124 SPAULDING STREET-WEST PARCEL
LOCATION MAP



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