

# OMAHA BOX

189,616 SF | NEGOTIABLE

2501 N 21ST STREET EAST, OMAHA, NE 68110



**INVESTORS**  
REALTY INC.

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## 2501 N 21ST STREET EAST

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$1.22 SF/YR
Available SF:	
Building Size:	189,616 SF
Property Type:	Industrial
Year Built:	1997

#### LOCATION OVERVIEW

21st Street East & J Avenue

#### PROPERTY HIGHLIGHTS

- T5 motion sensor light
- Radiant heat
- Levelers on dock door

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## BUILDING INFORMATION

Building Size	189,616 SF
Min Divisible	SF
Max Contiguous	SF
Ceiling Height	18 ft
Minimum Ceiling Height	18 ft
Number Of Floors	1
Year Built	1997
Year Last Renovated	2021

## PARKING &amp; TRANSPORTATION

Parking Description	Concrete Lot
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## SITE INFORMATION

County	Douglas
Zoning	HII-FF Heavy Industrial Flood Fringe
Lot Size	542,058 SF
Location Description	21st Street East & J Avenue
Rail Access	Yes

## UTILITIES &amp; AMENITIES

Power	Yes
Power Description	480 Volt
Gas / Propane	N/A
Sprinkler Description	Wet Sprinkler System
Security Guard	N/A

## OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	\$1.22 SF/YR
Available SF	
Property Type	Industrial

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,214	157,132	448,335
Total Households	1,573	60,651	176,201
Average HH Income	\$50,317	\$42,417	\$52,342

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
Bay 14 & 15	35,125 SF	\$5.25 SF/yr (NNN)	\$1.22	\$18,938.23	Warehouse/Distribution

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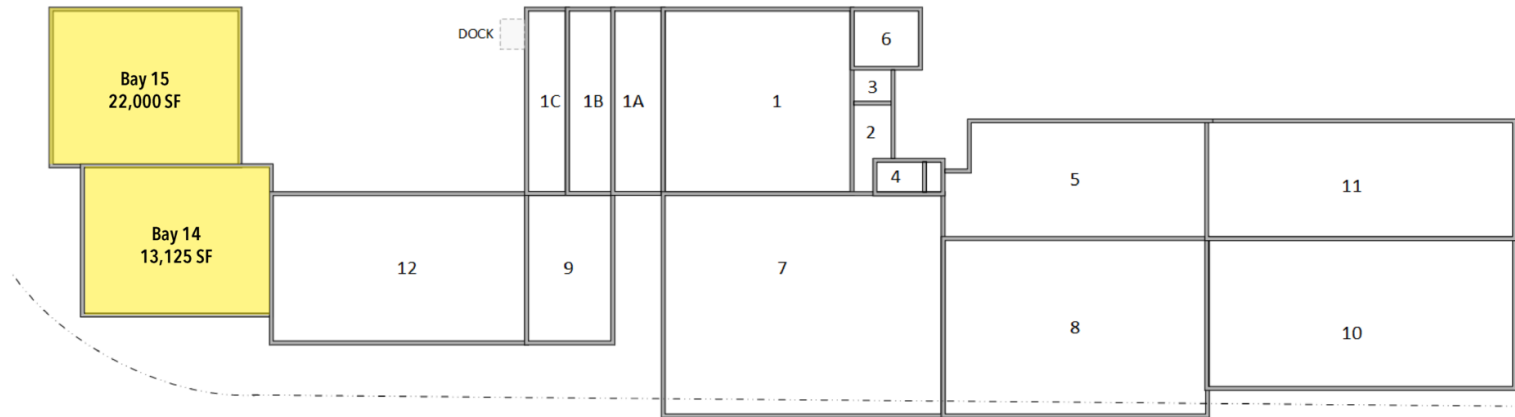
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21<sup>ST</sup> STREET



22<sup>ND</sup> STREET

SPACE	SIZE	LEASE RATE	EST OP EXP	COMMENTS
Bay 14 & 15	35,125 SF	\$5.25 (NNN)	\$1.22	Warehouse/Distribution



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ADDITIONAL PHOTOS



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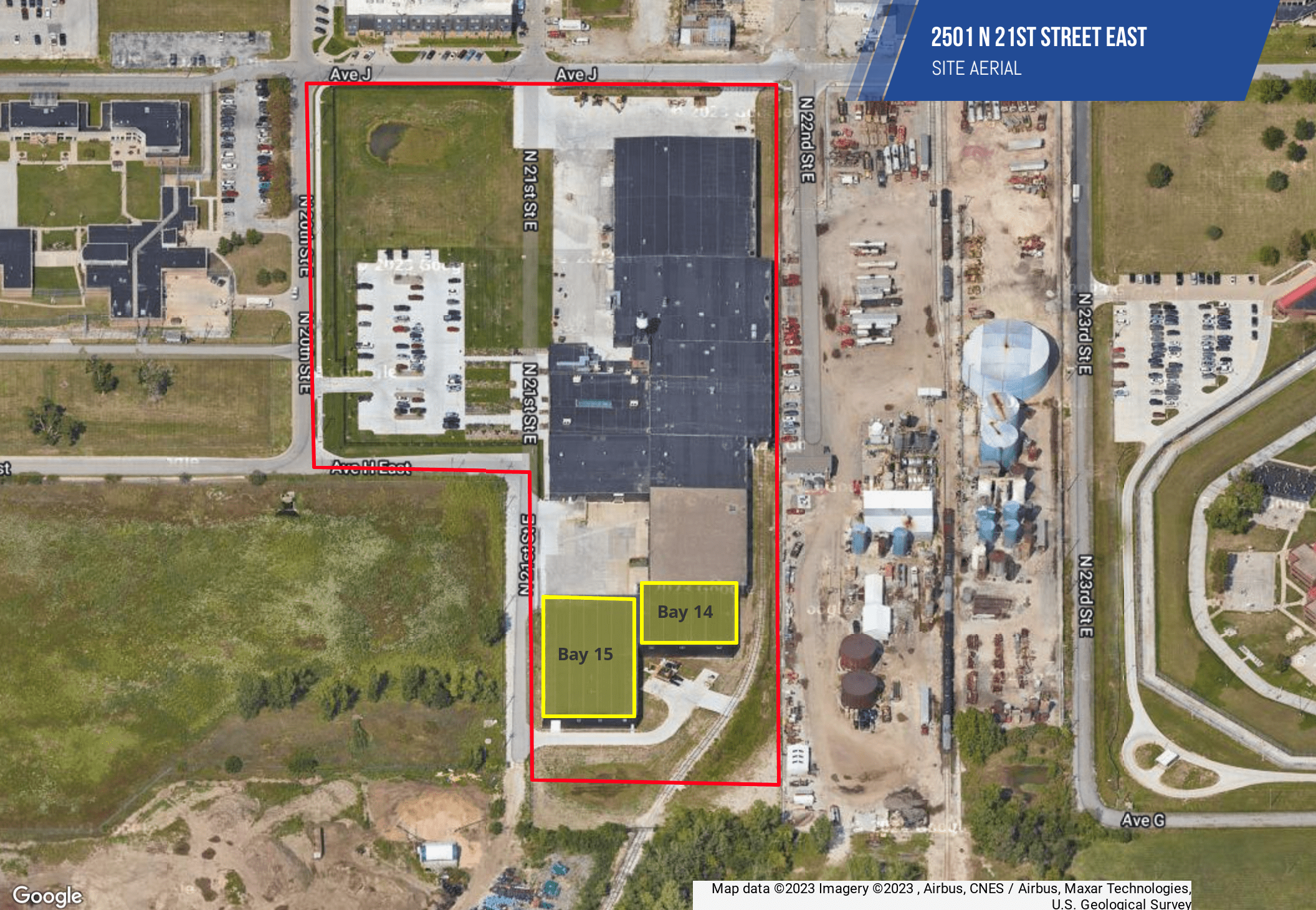
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2501 N 21ST STREET EAST

SITE AERIAL



Google

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2501 N 21ST STREET EAST  
EXTENDED AERIAL

**SITE**

Alter Metal Recycling

Lakeside Auto Recyclers

USCIS Omaha Field Office

Puritan Manufacturing Inc



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