

FOR LEASE

# INDUSTRIAL/FLEX BUILDING

1528  
N 16TH STREET  
Omaha, NE 68110



## PROPERTY INFORMATION

### AVAILABLE SPACE & LEASE RATE:

**Space:** 8,487 SF  
**Lease Rate:** \$4.00 PSF  
**Lease Type:** NNN

### PROPERTY FEATURES:

- + Free standing building with fenced in parking in front and back, and large fenced outdoor lot
- + Substantial power upgrades (480V, 9100 amps)
- + Clean and well maintained building located directly across the street from the original Storz Brewery
- + Zoned General Industrial (GI)
- + Near growing NoDo Area and proposed NEDO (North East Downtown Arts and Trades) District



## CONTACT US

### JON CAMPBELL

Associate  
+1 402 697 5854  
jcampbell@cbre-mega.com

### SETH V. CAMPBELL

Vice President  
+1 402 557 6003  
scampbell@cbre-mega.com

### CBRE | MEGA

11213 Davenport St, Ste 300  
Omaha, NE 68154  
+1 402 334 8877

[www.cbre.us/omaha](http://www.cbre.us/omaha)

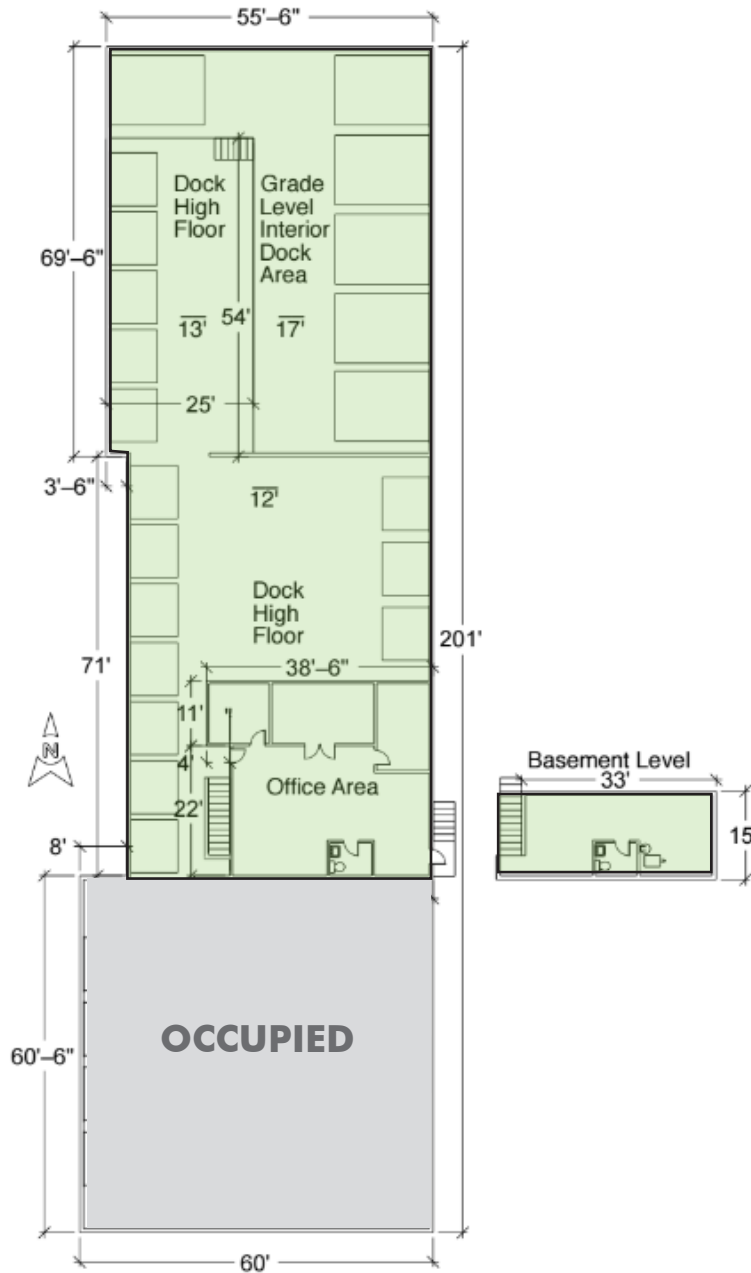
**CBRE | MEGA**  
Part of the CBRE affiliate network

# FOR LEASE | NORTH OF NODO DISTRICT INDUSTRIAL/FLEX BUILDING

1528  
N 16TH STREET  
Omaha, NE 68110



## FLOOR PLAN | MAIN LEVEL



## ADDITIONAL INFO

<b>Building Size</b>	12,087 SF
<b>Lot Size</b>	1.82 acres
<b>No. of Floors</b>	One
<b>Construction</b>	Brick
<b>Year Built</b>	1951
<b>Ceiling Height</b>	9' - 13' max.
<b>HEAT/AC</b>	Yes
<b>Power</b>	480V; 9100 amps
<b>Drive-In Doors</b>	Six
<b>Dock-Hi Doors</b>	11
<b>Cross Streets</b>	16th & Charles
<b>Unit 1: 8,487 SF</b>	Rent: \$4.00 PSF; \$2,829/month
<b>Fence</b>	Yes
<b>Basement</b>	Yes; 578 SF
<b>Class</b>	C
<b>Railroad</b>	No
<b>Elevator</b>	No
<b>Sprinklered</b>	No
<b>Operating Expenses</b>	\$0.94 PSF



## CONTACT US

### JON CAMPBELL

Associate  
+1 402 697 5854  
jcampbell@cbre-mega.com

### SETH V. CAMPBELL

Vice President  
+1 402 557 6003  
scampbell@cbre-mega.com

### CBRE | MEGA

11213 Davenport St, Ste 300  
Omaha, NE 68154  
+1 402 334 8877

[www.cbre.us/omaha](http://www.cbre.us/omaha)

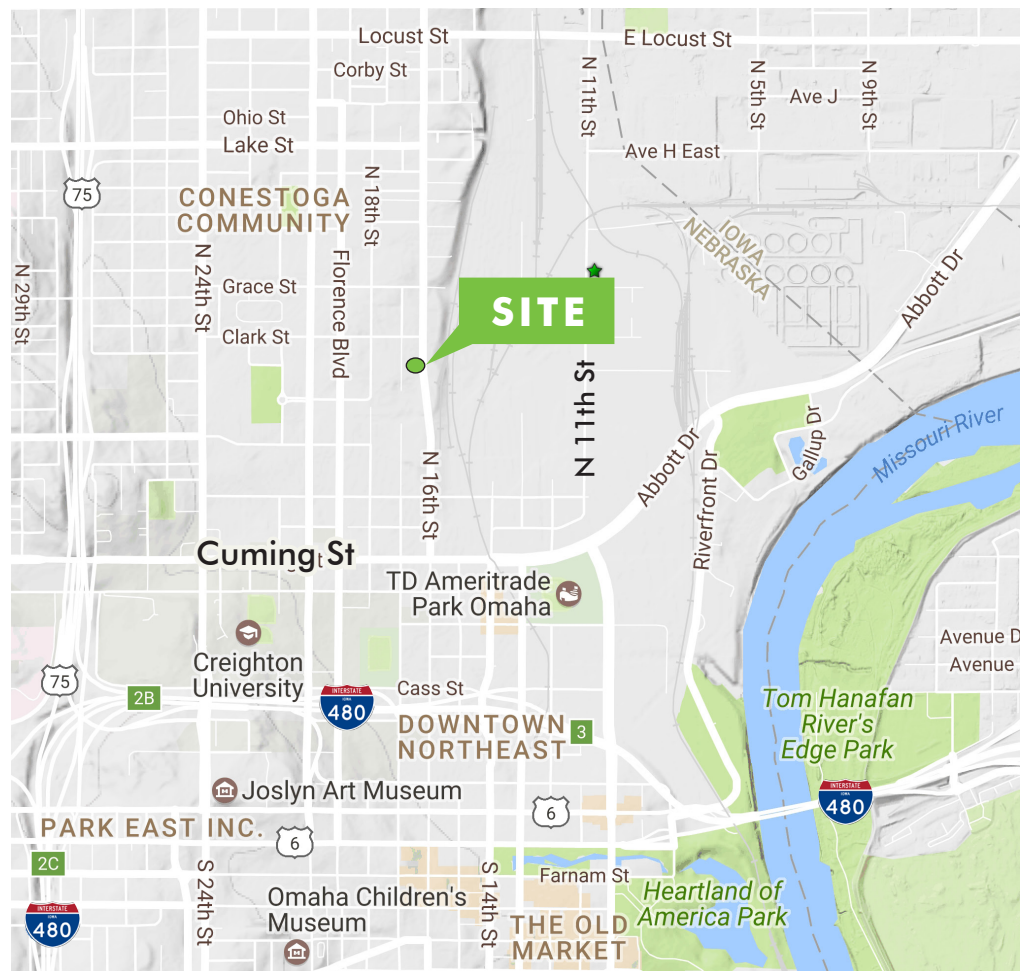
**CBRE | MEGA**  
Part of the CBRE affiliate network

# FOR LEASE | NORTH OF NODO DISTRICT INDUSTRIAL/FLEX BUILDING

1528  
N 16TH STREET  
Omaha, NE 68110



## SITE MAP



## CONTACT US

### JON CAMPBELL

Associate  
+1 402 697 5854  
jcampbell@cbre-mega.com

### SETH V. CAMPBELL

Vice President  
+1 402 557 6003  
scampbell@cbre-mega.com

### CBRE|MEGA

11213 Davenport St, Ste 300  
Omaha, NE 68154  
+1 402 334 8877

071417a © 2017 CBRE|MEGA, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE|MEGA, Inc. does not doubt its accuracy, CBRE|MEGA, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

[www.cbre.us/omaha](http://www.cbre.us/omaha)

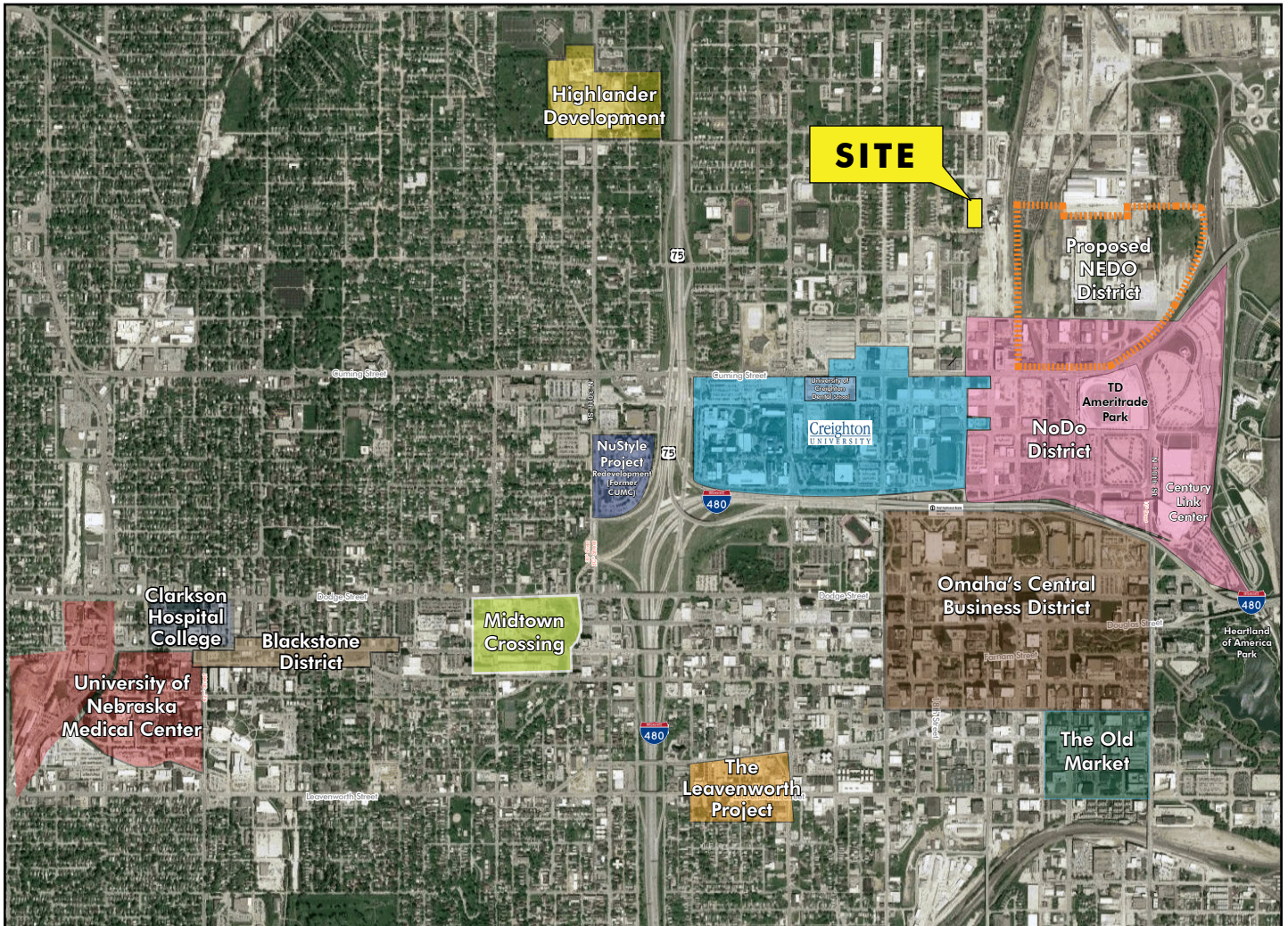
**CBRE|MEGA**  
Part of the CBRE affiliate network

# FOR LEASE | NORTH OF NODO DISTRICT INDUSTRIAL/FLEX BUILDING

1528  
N 16TH STREET  
Omaha, NE 68110



## LOCATION AERIAL



## CONTACT US

### JON CAMPBELL

Associate  
+1 402 697 5854  
jcampbell@cbre-mega.com

### SETH V. CAMPBELL

Vice President  
+1 402 557 6003  
scampbell@cbre-mega.com

### CBRE | MEGA

11213 Davenport St, Ste 300  
Omaha, NE 68154  
+1 402 334 8877

[www.cbre.us/omaha](http://www.cbre.us/omaha)

**CBRE | MEGA**  
Part of the CBRE affiliate network