

RAINWOOD PARK INDUSTRIAL LAND

OMAHA, NE 68142

14.9 - 17.1 Acres of “Go Ready” Industrial Land For Sale
NEW Sale Price: \$6.90 PSF



Highway 133

Lot 1
AVAILABLE
14.9 Acres

Lot 2
AVAILABLE
17.1 Acres

Lot 3
UNDER CONTRACT
18.2 Acres

Future
Google
Data Center

LKQ

OPPD
Omaha Public Power District

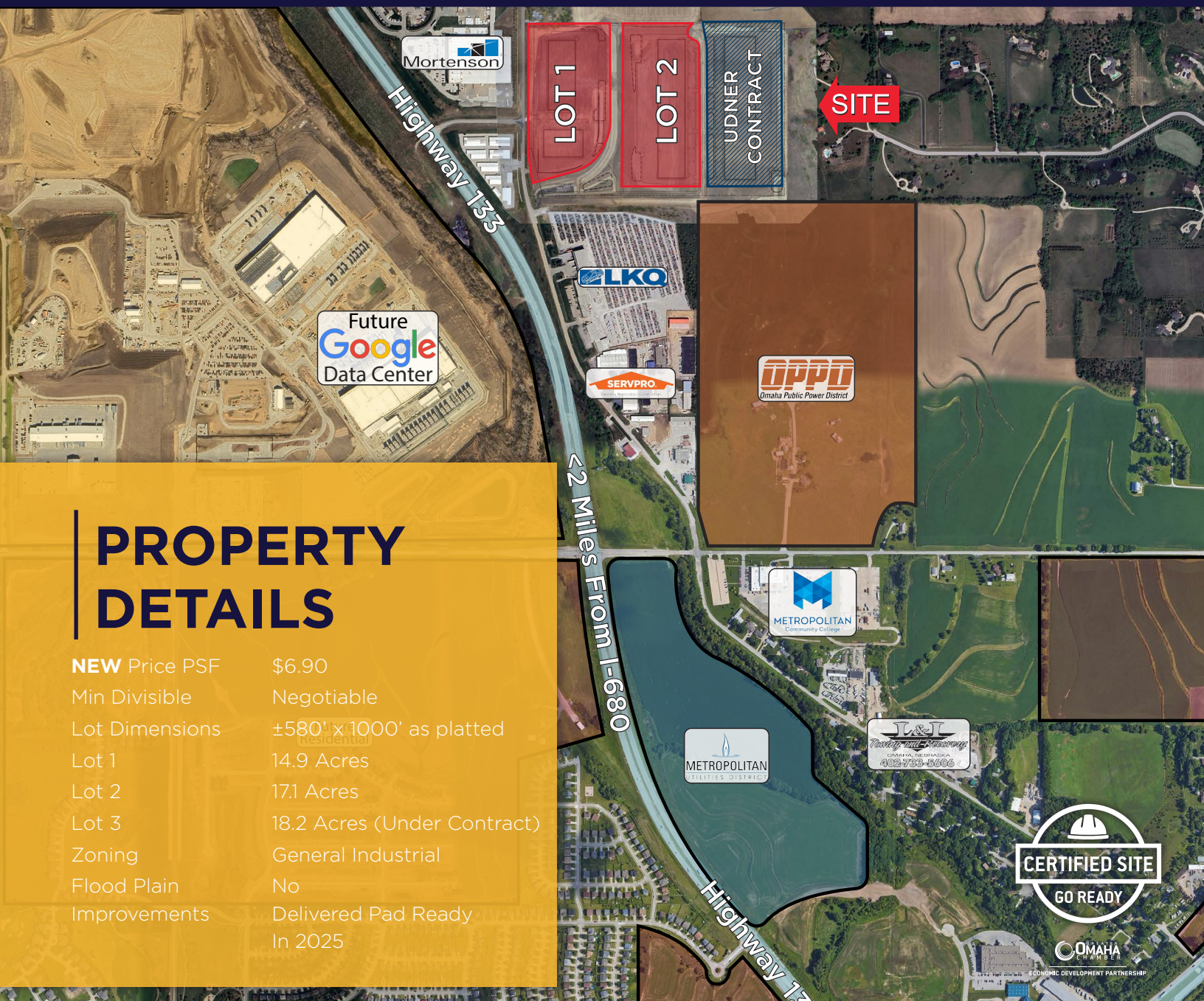
CERTIFIED SITE
GO READY

OMAHA
CHAMBER
ECONOMIC DEVELOPMENT PARTNERSHIP

PROPERTY HIGHLIGHTS

ONE LOT UNDER CONTRACT, ONLY TWO LOTS LEFT! IF YOU OR YOUR CLIENT HAVE A NEED FOR AN INDUSTRIAL SITE IN OMAHA, REACH OUT ASAP. Grading at Rainwood Park is complete and under budget! Our savings are your savings as we have dropped the price and are ready to deliver industrial pad ready sites in 2025. No need to delay on utilities or other infrastructure at other sites in the metro area, this is the only site considered "Go Ready" by the Greater Omaha Chamber in Northwest Omaha! Located amongst other new and exciting development in the area, this site is less than 2 miles from I-680 and has easy access to Highway 133. All Omaha suburbs including Bellevue, Gretna, Council Bluffs, Fremont and Blair are within a half hour drive from the property making it excellent for warehouse distribution. Located directly across the street from the newest Google Data Center (2.2 million SF, currently under construction), other new users making an investment in the area include R&L Carriers, OPPD, MUD, along with over 1,200 new residential units under development within a mile from the site.

Lot sizing is flexible, with pad sites large enough to accommodate buildings up to $\pm 300,000$ SF. Pad sites ready for development early 2025. Call brokers for smaller options.



PROPERTY DETAILS

NEW Price PSF	\$6.90
Min Divisible	Negotiable
Lot Dimensions	$\pm 580' \times 1000'$ as platted
Lot 1	14.9 Acres
Lot 2	17.1 Acres
Lot 3	18.2 Acres (Under Contract)
Zoning	General Industrial
Flood Plain	No
Improvements	Delivered Pad Ready In 2025

SITE AREA



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COMPANY**

**Agents have equity in the property and are licensed real estate agents in the state of Nebraska
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REGIONAL DRIVE TIMES



PROSPECTIVE BUILDINGS



For more information, please contact:

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