



*Ryan Ellis — (402) 397-7775*

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## Industrial Property For Sale

# 1218 Nicholas St

## 1218 Nicholas St, Omaha, NE 68102



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Price:	\$6,800,000
Building Size:	190,508 <i>SF</i>
Price/SF:	\$35.69
Property Type:	Industrial
Property Sub-type:	Warehouse
Property Use Type:	Vacant/Owner-User
Commission Split:	2%
Clear Ceiling Height:	12 ft.
Lot Size:	2.25 <i>AC</i>
Listing ID	19565156
Last Updated	5 days ago

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### Description

One of the last large brick warehouses in Omaha for redevelopment. The Ashton building sits on 2 city blocks from 12th to 13th along Nicholas. The property is composed of three separate buildings that are now connected. Unique features include Douglas Fir beams, hardwood floors & views toward Missouri River & T.D. Ameritrade Ballpark.

Nicholas Street from 12th to 13th St.

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**Map** of 1218 Nicholas St, Omaha, NE 68102 (Douglas County)

