

AVAILABLE FOR SALE

14901 CHANDLER ROAD

OMAHA, NEBRASKA



EXCELLENT INVESTMENT
OPPORTUNITY WITH A NEW
10-YEAR LEASE IN PLACE!

NK JOHNSON

COMMERCIAL REAL ESTATE ADVISORS

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**Lockwood
Realty**

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14901 Chandler Road: Site Description

Omaha, Nebraska



LOT PRICING & INFORMATION

TOTAL SQUARE FEET	58,404 Square Feet
OFFICE	<ul style="list-style-type: none">• 3,284 SF on west end of the building• Additional shop office space on two levels within the warehouse area• Mezzanine (2nd level) is excluded from gross building size
LOT SIZE	5.34 acres
YEAR BUILT	<ul style="list-style-type: none">• 1979 - West-end warehouse and office section completed• 1998 - East warehouse section completed
CONSTRUCTION TYPE	Majority of the building is pre-engineered steel structure with metal panel exterior and standing seam metal roof cover
EAVE HEIGHTS	<ul style="list-style-type: none">• 28' with 30' column spacing in middle and east warehouse• 16' with 25' column spacing with 50' spacing along the central ridge in west warehouse• 14' in office section
UNFINISHED AREAS	<ul style="list-style-type: none">• 3 Drive-in doors, 1 Dock-high door• Three steel bridges attach to the roof structure hold 5-590 compacity hoists
SOLAR ENERGY	\$250,000 worth of solar panels installed in 2024 with 30-year life. Panels provide 50% of the energy for the building.
ADDITIONAL BUILDING INFO	A 2,100-square foot pole shed is located on the south side of the site
ZONED	IGM (General Manufacturing)
SALE PRICE	\$6,500,000* (\$111/PSF) \$7/PSF NNN with 2.5% increases

*New 10-Year Lease in Place

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14901 Chandler Road: Building Photos

Omaha, Nebraska



Reception Area (West Side)



Warehouse Area



Load Area & Second Floor Office Space



View to the West



Pole Shed on South Side of Building



Solar Panels



FOR MORE INFORMATION, PLEASE CONTACT:

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