

INDUSTRIAL BUILDING SALE

8951 S 126TH STREET

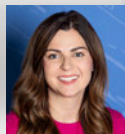
LA VISTA, NE 68138



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EXECUTIVE SUMMARY



MANAGED BY
**INVESTORS
REALTY**
(402) 330-8000

EXECUTIVE SUMMARY | 8951 S 126TH STREET

Sales Price	\$5,500,000
Building Size	40,500 SF Office : 10,500 SF Warehouse: 30,000 SF
Occupancy	86.42%
Lease Structure	NNN
Site Area	4.91 AC
Year Built	1998
Construction	Concrete Tilt-Up
Roof Type	Mechanically Fastened EPDM System
Warehouse Clear Height	32'
Doors	(2) Dock Doors and (5) Drive-in Doors
Power	3 Phase
Zoning	I-1
2025 Proforma	\$310,622



PROPERTY HIGHLIGHTS

- Significant recent capital expenditures, including exterior painting and major parking lot repairs
- Site is underdeveloped for its size, which allows for either expanded outdoor storage/trailer parking or construction of a second building
- Nearly move in ready second floor office space available for occupancy
- Current tenant has been in the space 13 years
- Site can accommodate up to a 30,000 square foot additional building
- Trailer parking/storage expandable up to approximately 0.5 acres

LOCATION HIGHLIGHTS

- Minutes from I-80 via the West Giles Rd/S 126th St interchange (1.5 miles)
- Located in the highly desirable Sarpy West Submarket, which has 27.8 million SF. It is the largest submarket in the Omaha metro currently boasting a vacancy rate of 5.62%. Since 2020, the submarket has seen 9,345,370 SF of new construction.
- Major occupants in submarket include: Claas - 202,162 SF, Facebook - 2,609,999 SF, FedEx - 319,861 SF, Google - 281,792 SF and Amazon - 2,242,780 SF.



PROPERTY OVERVIEW



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Cabela's

COSTCO
WHOLESALE

Giles Rd

W Giles Rd

PET IQ
Smarter Pet Health

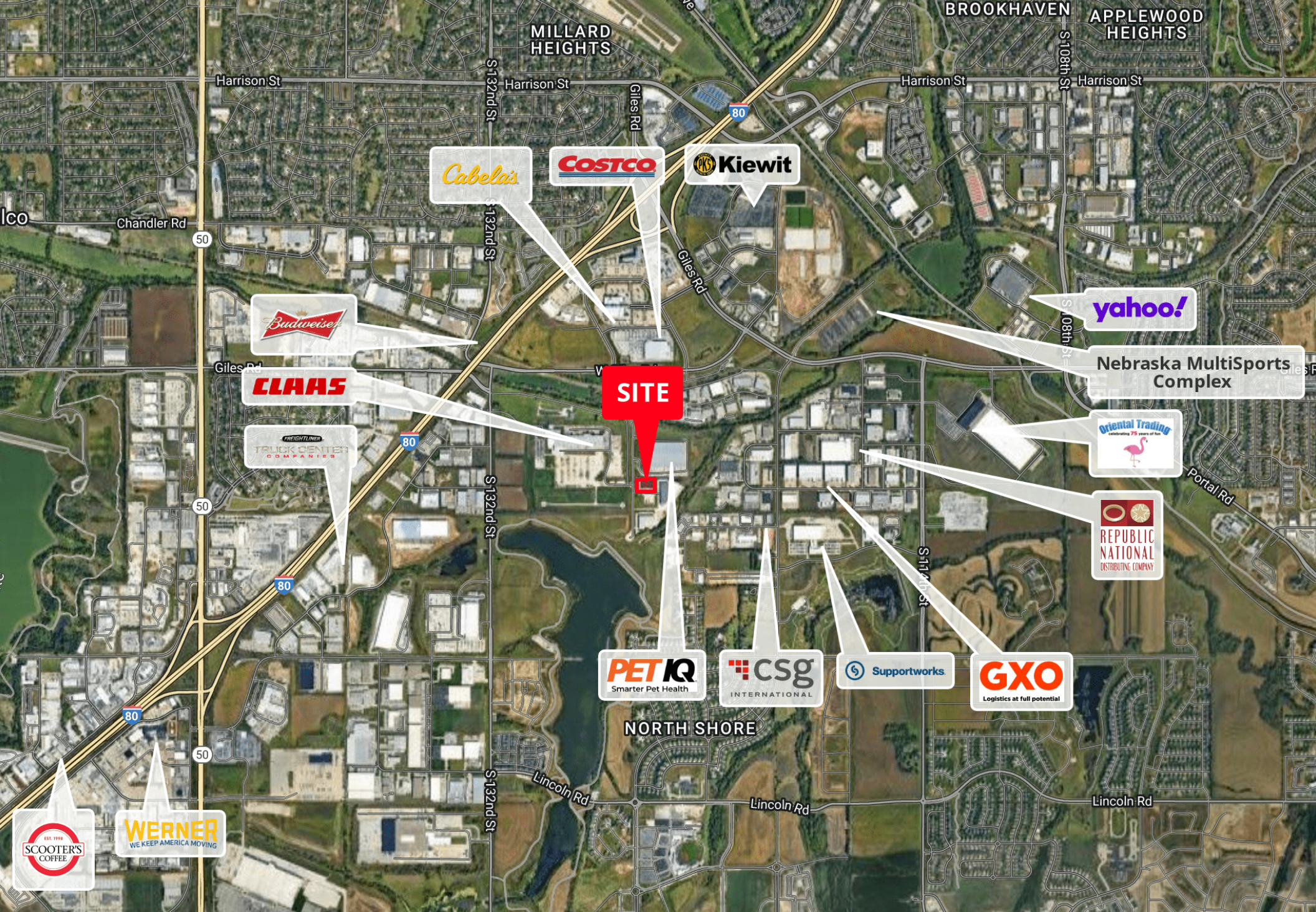
CLAAS

SITE

S 126th St

1.7 AC
EXCESS LAND





SITE

Cabela's

COSTCO

Kiewit

Budweiser

CLAAS

TRUCK CENTER COMPANIES

yahoo!

Nebraska MultiSports Complex

oriental Trading
celebrating 75 years of business

REPUBLIC NATIONAL
DISTRIBUTING COMPANY

PET IQ
Smarter Pet Health

CSG
INTERNATIONAL

Supportworks

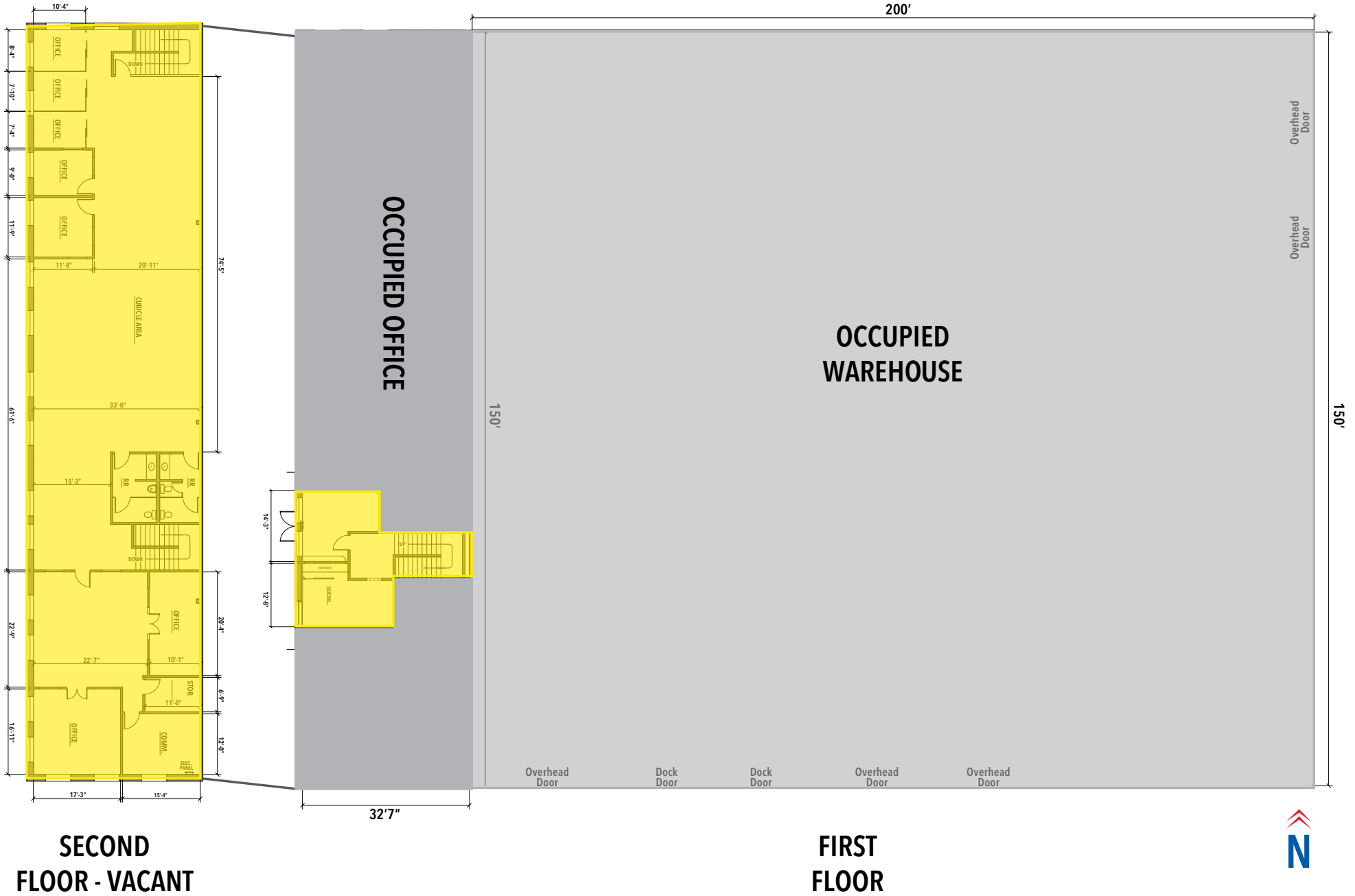
GXO
Logistics at full potential

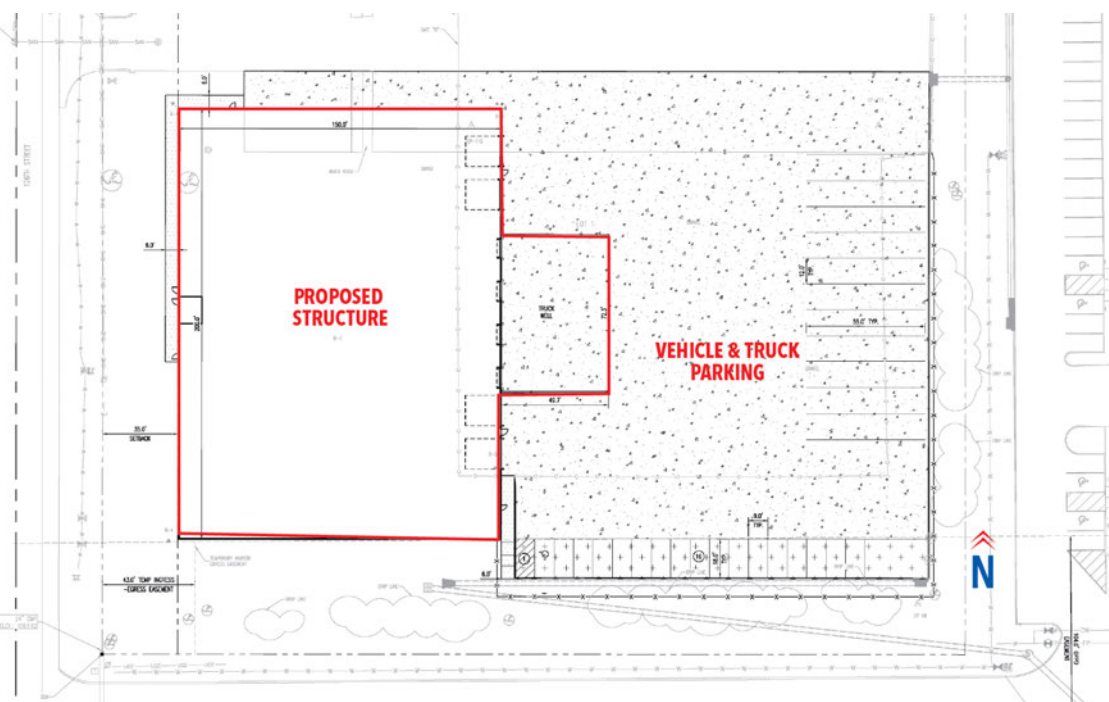
SCOOTER'S COFFEE

WERNER
WE KEEP AMERICA MOVING



FLOOR PLAN

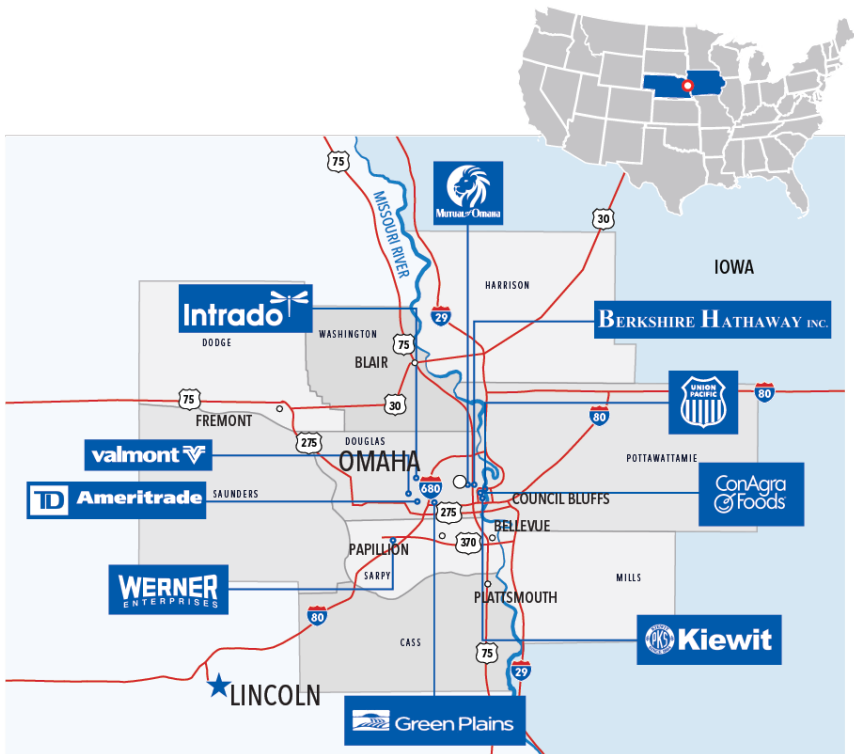






OMAHA OVERVIEW





With approximately 1.3 million residents within the Omaha|Council Bluffs Metropolitan Statistical Area, the Omaha MSA is best known for its beef, but a major cash cow is also technology. Combined with Omaha's central location, well-educated labor force and communications infrastructure, Omaha's modern economy is diverse and built primarily on skilled-knowledge jobs.

Located on the western banks of the Missouri River, Omaha boasts a steady economy with a low unemployment rate and an affordable cost of living which proves enticing for both companies and families. Between 2010 and 2016, the city expanded by seven percent, growing two percent more than the nation. Over the past 10 years, the MSA has created 31,000 jobs, two times as many as the national average.

It's been named one of the Top 10 Cities to Raise a Family. The Henry Doorly Zoo and Aquarium continues to be ranked one of the best zoos in the world by TripAdvisor. Baseball fans throughout the country converge on the city every June for the College World Series. CHI Health Omaha Convention Center is a full-service convention center and arena with exhibit halls, ballrooms and meeting rooms. The arena is the largest in the state and hosts concerts of all genres, family shows, sports, rodeos and circuses. The center has hosted Summer Olympics Swim Trials and NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffet's Berkshire Hathaway; one of the world's largest construction companies, Kiewit Corporation; the nation's largest railroad operation, Union Pacific Corporation; and the multi-line insurance, banking and financial products giant, Mutual of Omaha.

As noted above, the area has been rapidly growing and is the 39th fastest growing metropolitan area in the nation. Neighboring Council Bluffs, Iowa is exploding with new growth and the two cities are working together on many major development and redevelopment projects. Despite its growth, Omaha is known as a 20-minute city. Residents and visitors can travel nearly anywhere in town within a short amount of time, making it a convenient place to live, play and work.

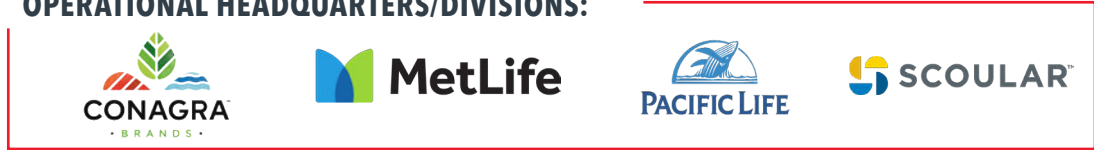
OMAHA OFFERS BUSINESSES:

- Strategic, central location
- Hub of the nation's fiber connectivity
- Pro-business climate; low cost of doing business
- Business incentives that reward performance
- Stable and healthy economy
- Educated, motivated and affordable workforce
- Savings on real estate costs
- Lower cost of living
- Available, reliable, and affordable utilities

FORTUNE 500 HEADQUARTERS:



OPERATIONAL HEADQUARTERS/DIVISIONS:

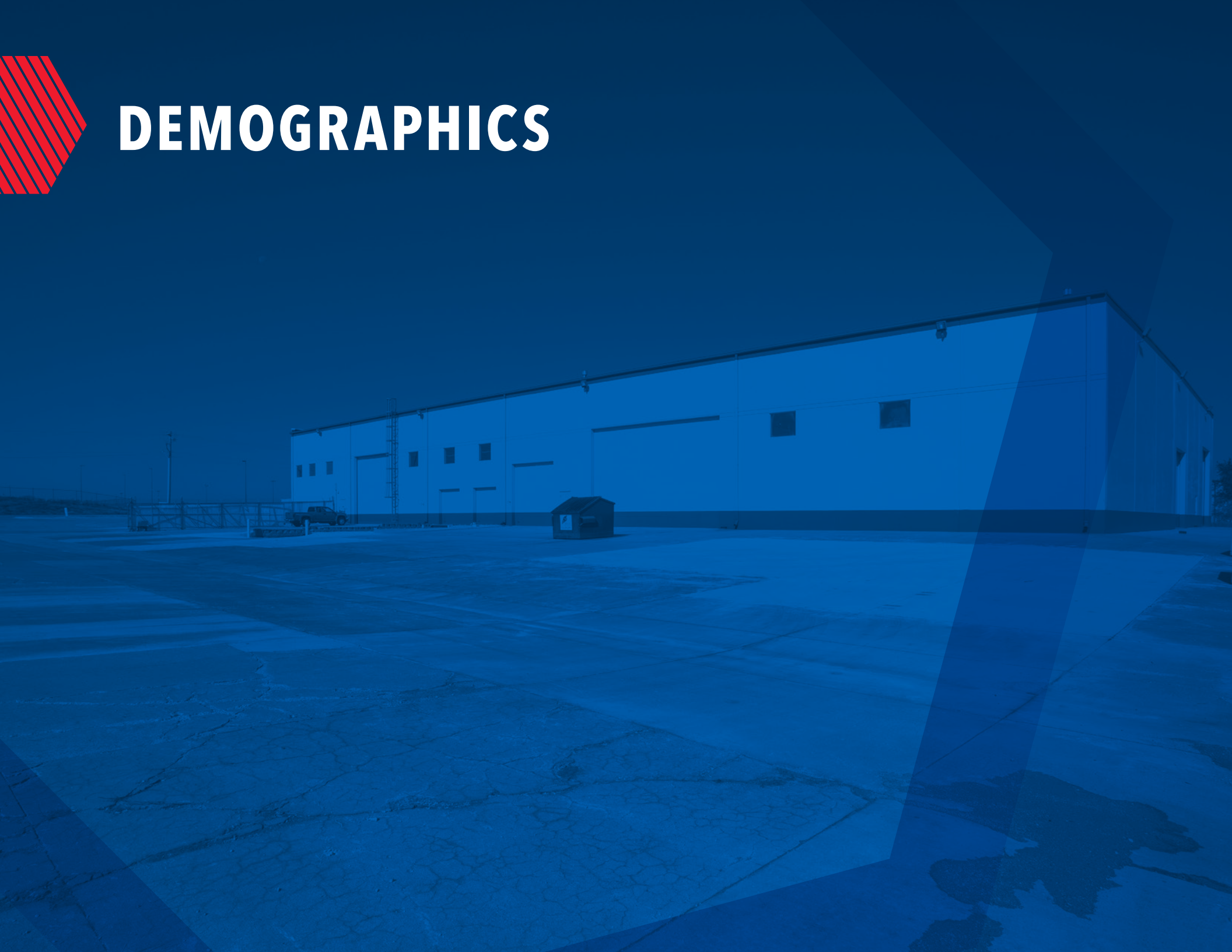


FORTUNE 1,000:





DEMOGRAPHICS



2024 DEMOGRAPHIC PROFILE

	1 Mile	5 Mile	10 Mile
Population	2,033	178,093	612,506
Average HH Income	\$132,596	\$122,890	\$121,869
Total Households	760	69,712	241,175

2029 DEMOGRAPHIC PROFILE

	1 Mile	5 Mile	10 Mile
Population	2,252	184,511	631,367
Average HH Income	\$153,183	\$142,229	\$141,239
Total Households	845	72,537	250,214



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