



CBRE

Industrial/Flex Condo for Sale

13336 INDUSTRIAL ROAD | OMAHA, NEBRASKA

8,028 SF FOR SALE

Property Information

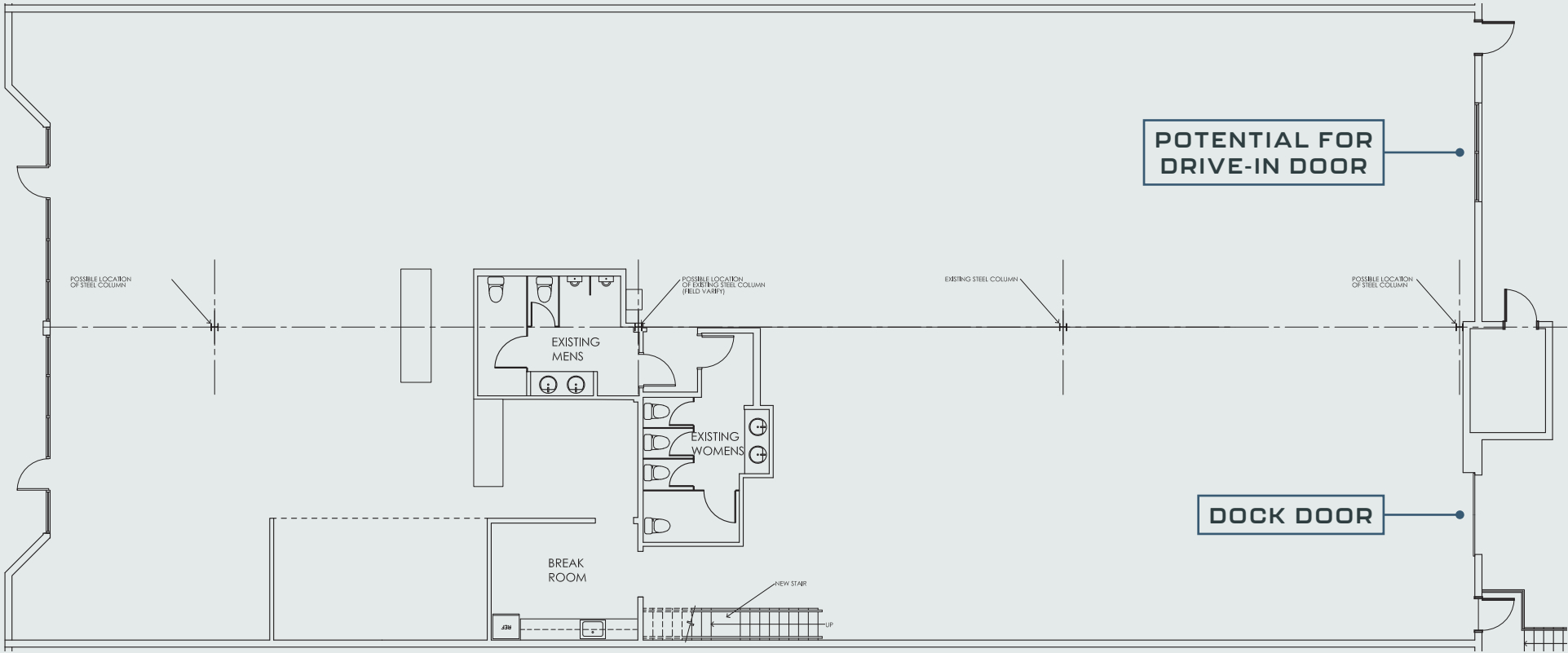
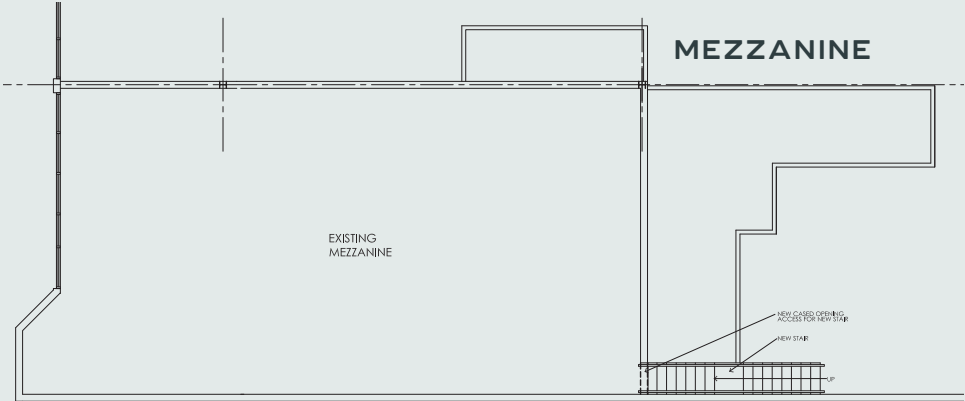
SALE PRICE	\$1,650,000
BUILDING SIZE	8,028 SF + 880 SF MEZZANINE
LOT SIZE	0.65 AC / 28,413 SF
YEAR BUILT	1983
STORIES	ONE + MEZZANINE

- + Building features office, warehouse and mezzanine space, a full kitchen and renovated restrooms
- + Fully climate-controlled; new HVAC system in 2022
- + Upgraded LED lighting and electrical throughout
- + One dock door
- + Cutout for a drive-in door (easily added)
- + New roof installed in 2019
- + 17' ceilings
- + 23 parking stalls
- + Zoned General Industrial (GI)
- + Pole signage with great visibility from Industrial Road
- + Easy access to I-80 via S 132nd and L Streets



Floorplan

8,028 SF + 880 SF MEZZANINE



Location Aerial

S 132ND STREET & INDUSTRIAL ROAD





8,028 SF FOR SALE

Industrial/Flex Condo

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OMAHA, NEBRASKA 68137

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