



Colliers

Accelerating success.

For Sale \$11,500,000 (\$97.83/SF)

9330 Highway 133
Blair, Nebraska 68008

117,546-Square-Foot Industrial / Office Building

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Confidentiality Agreement

Confidentiality and Disclaimer of Representations and Warranties

By acceptance of this confidential information including this investment summary (the "Investment Summary"), the recipient agrees that:

It will keep confidential (a) the existence of this Investment Summary and (b) all material and information contained herein and all additional material and information which may be provided (collectively and individually, "Additional Materials") in connection with its evaluation of a potential purchase of the property, 9330 Highway 133 in Blair, NE (the "Property").

It will not copy, reproduce, duplicate, distribute or make available to other persons or entities this Investment Summary, in whole or in part, or any Additional Materials, in whole or in part, at any time, without the prior express written consent of the Property owner or its agents. Recipient will safeguard the Investment Summary and Additional Materials with a reasonable degree of care, but not less than the degree of care used by Recipient in safeguarding its own similar information or material. Recipient will notify owner's listing

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This Investment Summary and any Additional Materials are and shall remain the property of the owner, and, if recipient chooses not to purchase the Property, recipient shall promptly return to owner or destroy (and provide certification of the same in writing to owner) this Investment Summary and all Additional Materials without retaining any copies thereof or extracts therefrom in any format (tangible or intangible). If the Recipient or its agents breach the confidentiality obligations described herein, the owner shall be entitled to temporary, preliminary and permanent injunctive relief against recipient and its agents in addition to such other rights and remedies to which it may be entitled at law or in equity.

Recipient agrees to direct any and all inquiries and communication regarding the Property to the listing agent (John

Waldbaum and Charles McNeil of Colliers) and agree to not contact the owner or tenant directly.

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the terms of such documents but rather only outlines of some of the principal provisions contained therein. Recipients are expected to obtain copies of, to review and to reach their own conclusions with respect to the provisions and effect of such documents.

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THIS INVESTMENT SUMMARY CONTAINS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION THAT MUST BE HELD IN STRICT CONFIDENCE.

Agreed to and Accepted by Prospective Purchaser (“Recipient”)

As of _____ day of _____, 2025

Signed _____

Name _____

Phone _____

Company _____

Email _____

Address _____

Please return to:



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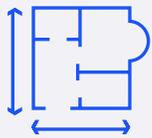
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Property Overview



117,546 Total Square Feet

65,018 square feet of warehouse
52,528 square feet of office or
production area



For Sale

\$11,500,000 asking price
\$97.83 per square foot

*(10.8 additional acres available for sale
under separate listing for \$2,250,000, or
\$4.78/SF)*



- Precast construction, outstanding condition
- Warehouse / manufacturing / office
- Significant modern office build-out
- Ideal owner-user property
- 22.7 acres for easy expansion



Executive Summary

Overview

Colliers is pleased to offer for sale the industrial building (the Property), located at 9330 Highway 133, in Blair, Nebraska. Located just 15 miles north of the I-680 Irvington exit in Omaha, and 16.5 miles from I-29 in Iowa, the property has good access to Omaha and surrounding communities along with the interstate system serving the center part of the Country - between Denver and Chicago. The Property is accessible from Omaha by a four-lane divided highway with a 70 mile per hour speed limit. This Class A property consists of 117,546 square feet on two levels.

High-Quality Multi-Use Corporate Building / Campus

Built as a former Fortune 500 regional support facility, the Property was originally constructed in 2003 for secured record storage and features exterior precast construction with a dual layer membrane roof, ceiling clearance heights of 25' throughout the warehouse and office/production areas, two dock facilities and 22.7 total acres for easy expansion. In 2013, modifications were made to the property to allow for centralized receiving and processing of mail, data center redundancy and off-site data processing. Currently the facility accommodates 65,000 square feet of warehouse space and 52,000 square feet of office or production floor space. The quality of construction and sophistication of ownership shows throughout this extremely well-maintained facility.

Offering Highlights:

- 117,546-square-foot building
 - 65,018 square feet of warehouse
 - 52,528 square feet of office / production
- Property sits on 22.7 acres
- Offered for sale at \$11,500,000 (\$97.83 per square foot)

Substantial Discount Versus Replacement Cost

The Property is offered for sale at a price of **\$11,500,000** which is \$97.83 per square foot for the approximately 117,546-square-foot building, and which is a substantial discount to today's replacement cost.

Ideal Owner-User

The Property is ideal for a single tenant or owner-user but could also be easily subdivided within existing building or expansion pads for multi-tenant use.

Strong Construction

The building was originally constructed of precast concrete in 2003 and was seamlessly expanded internally in 2013.

Significant Expansion Potential and Ample Parking

The Property is situated on 22.702 acres which allows for significant expansion options on the site. There are currently 149 concrete stalls and approximately 125 gravel stalls. The gravel stalls were intended to

accommodate the temporary staff increase in a disaster recovery scenario. The gravel lot provides a fully graded pad for future expansion with utilities and sprinklers stubbed and available just inside the northeast end of the existing building.

Desirable Location with Easy Interstate Access and International Neighbors

This location has easy access to Interstate 29 / 680 heading toward Des Moines, Minneapolis and Chicago or Kansas City. Just a few minutes to the south is Interstate 80 leading toward Denver and beyond. In the immediate area there are also existing businesses that may provide for development synergy. Cargill's 1,000-acre industrial complex on the east side of Blair includes shared facilities with numerous international companies function inside the complex is continuing to grow. In addition, Dollar General's 1,000,000-square-foot Distribution Center began operation within the last year.

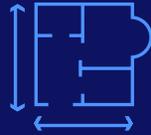
Strong Economic Environment In Blair

The Omaha MSA, which includes Blair, is comprised of some 1,004,125 residents and boasts one of the country's lowest unemployment rates (3.2% unemployment rate as of July 2025) coupled with a long history of steady economic and population growth. Two percent of that population is within a 20-minute drive of the Property, with a 2025 estimated median household income of over \$107,158. From a traffic count perspective, the EADT at Blair High Road and I-680 is over 77,500 vehicles and at Blair High Road and Bennington Road the EADT is over 20,000 vehicles. Accordingly, to the third quarter 2025 Colliers industrial report, the Omaha industrial market is very strong with a low 2.2 percent vacancy rate, and an overall asking lease rate of \$7.49 per rentable square foot.

Property Details



9330 Highway 133
Blair, NE 68008



117,546
Total Square Feet



Built in 2003,
Expanded in 2013



22.702
Total Acres



65,018-Square-Foot Warehouse
52,528-Square-Foot Office / Production

Building Size and Year Built



75,550 SF - built in 2003
41,996 SF - built in 2013

Architect

Holland Basham Architects, Omaha

Contractor

Hawkins Construction Company,
Omaha

Total Building Size



117,546 SF

Building Dimensions

362' wide x 204' deep

Property Acreage:

22.702 acres

Occupancy

Vacant

Warehouse / Mfg / Storage



65,018 SF

Office Build-Out



44,064 SF

8 offices, multiple large
open/cubicle areas,
conference rooms/training
rooms, cafeteria and
multiple bathrooms

| | |
|-----------------|----------|
| Computer Center | 6,762 SF |
| Cafeteria | 1,702 SF |

Total Office* 52,528 SF

*Warehouse / office amounts can be
converted.

Second Floor

41,996 SF
125lb live load

Foundation / Floor



Warehouse - 6" thick floor
Office - 4" thick floor

Structure

Insulated precast walls, concrete and
steel columns 67' x 36' spacing, with
metal deck and concrete for second
floor

Exterior

8" thick insulated precast sandwich wall
panels, and insulated metal wall panels

Clear Height



Warehouse - 25'

Column Spacing



Warehouse - 67' x 36'
Under 2nd Floor - 36' x 36'

Fire Protection



Dry-type sprinkler system
filled with nitrogen

Roof

Dual membrane over concrete T's,
ballasted EPDM roof

Electrical



Omaha Public Power District
(OPPD) source at 13,800
volts, transformed down to
277/480 3 Phase to a 3,200
amp main switch panel

Generators

Pre-wired for two (2) generators

Plumbing

Water Supply - Copper

Waste Lines - PVC/Cast Iron

Backflow Prevention - Yes

Water Heaters - Several Natural Gas/Electric

Other - None

HVAC



Office and production areas fully conditioned, roof top package units

Perimeter heat (electric) in stairwells, bottom floor and perimeter corridors

Lighting



Combination of LED and fluorescent interior fixtures, exterior lighting consists of building-mounted and pole-mounted LED fixtures

Loading



South End Building - 2 fully enclosed docks

North End Building - 2 docks load levelers

Parking



Concrete Stalls 149 Spaces

Gravel Stalls (Est.) 125 Spaces

Total 274 Spaces

Utility Providers

Electric - Omaha Public Power District (OPPD)

Water & Sewer - City of Blair

Natural Gas - Blackhills Energy

Sanitary/Storm - City of Blair

Special Features/Amenities



Catering staff cafeteria

Elevator



One (1) passenger elevator

Security Systems



Video cameras with electronic access system



Zoning

Blair - AgriBusiness/Commercial

Area Aerial



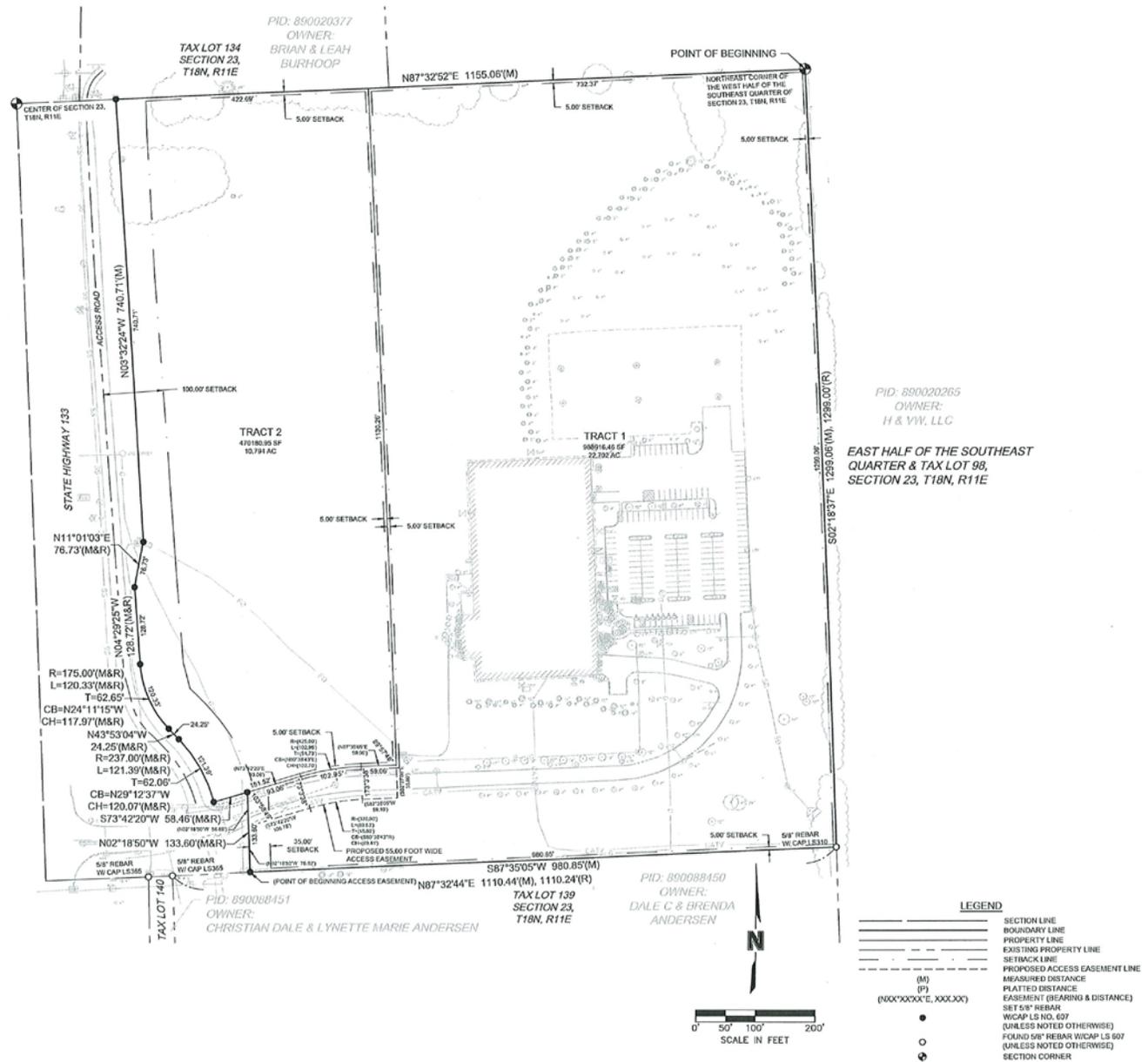
Surrounding Area Aerial



Property Aerial

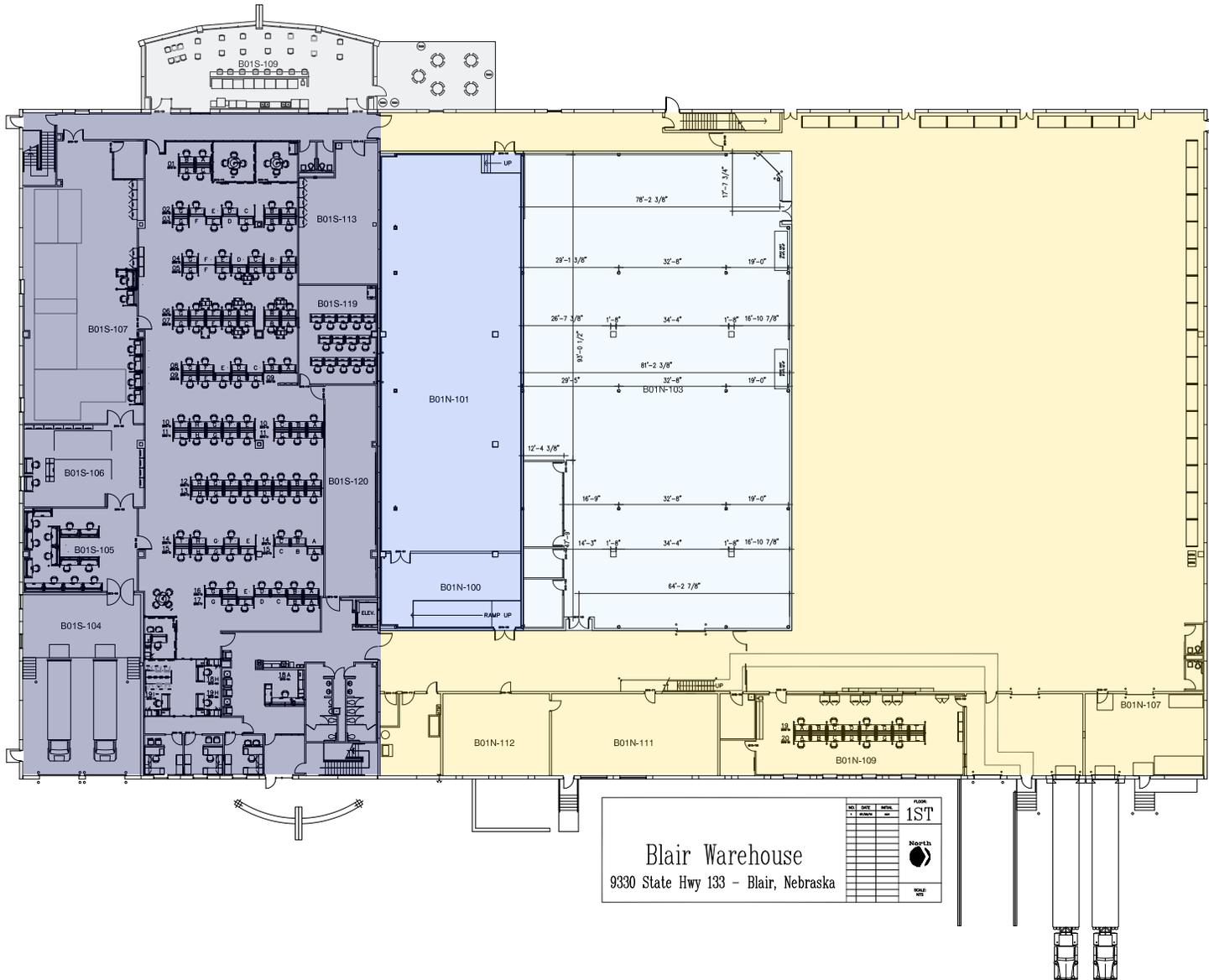


Survey



Floor Plans

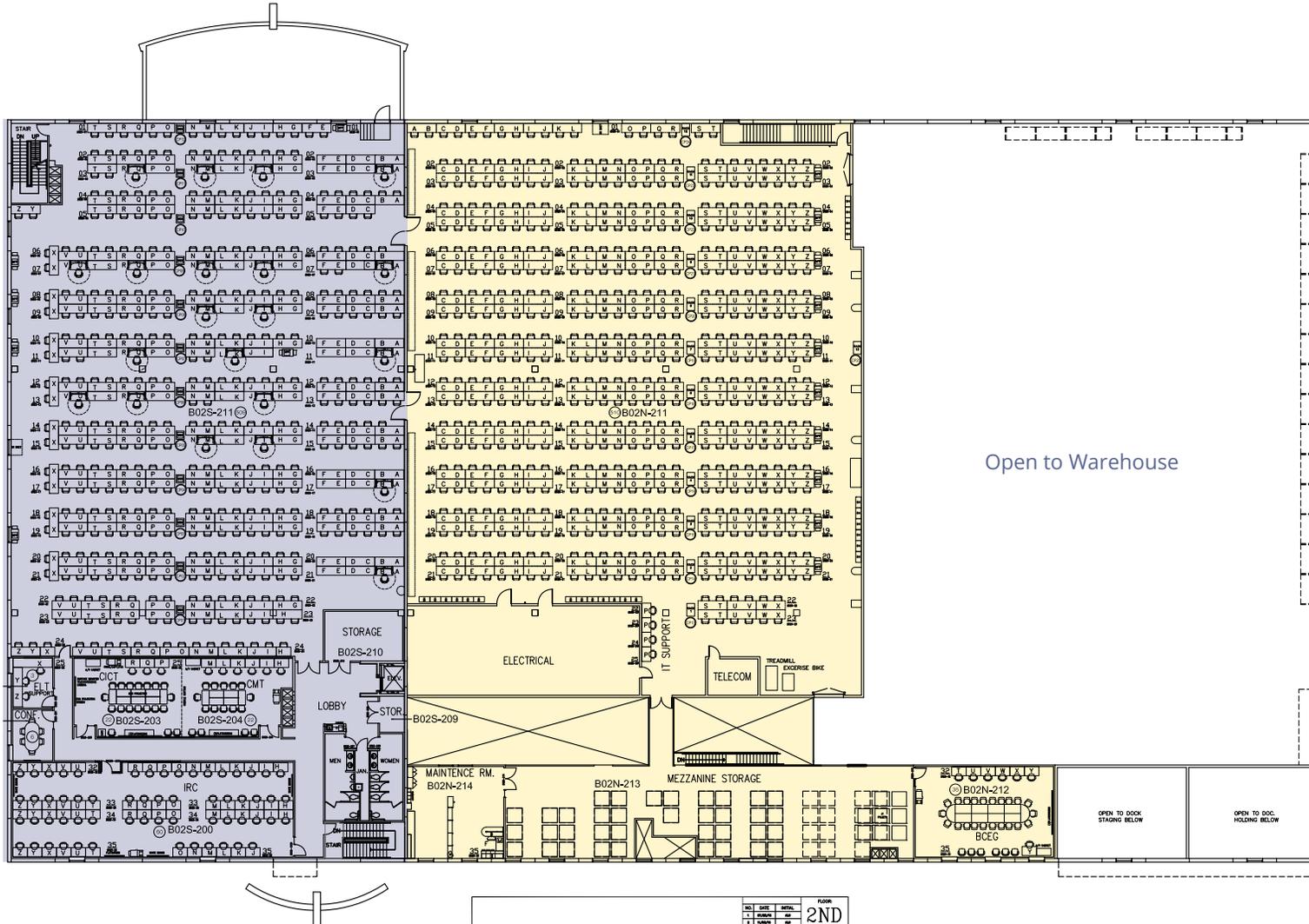
First Floor



First Floor Square Footage

| | |
|-----------------------|---------------|
| Storage Warehouse | 31,852 |
| Office | 22,032 |
| Computer Center | 6,762 |
| Light Industrial, Mfg | 13,202 |
| Cafeteria | 1,702 |
| Total | 75,550 |

Second Floor



Second Floor Square Footage

| | |
|-------------------|---------------|
| Storage Warehouse | 19,964 |
| Office | 22,032 |
| Total | 41,996 |

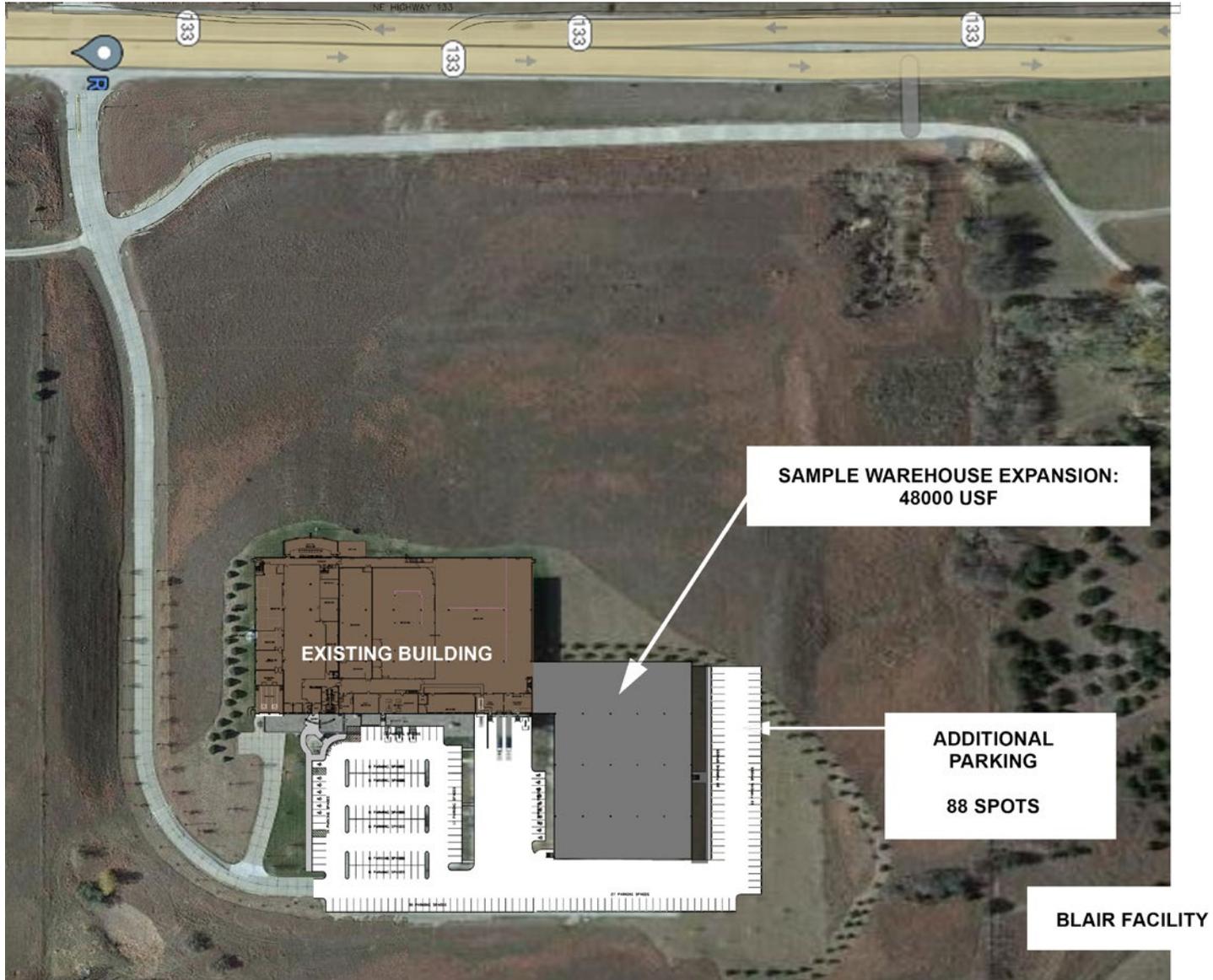
Blair Warehouse
9330 State Hwy 133 - Blair, Nebraska

| NO. | DATE | REVISION | FLOOR |
|-----|------|----------|-------|
| 1 | | | 2ND |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
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| 7 | | | |
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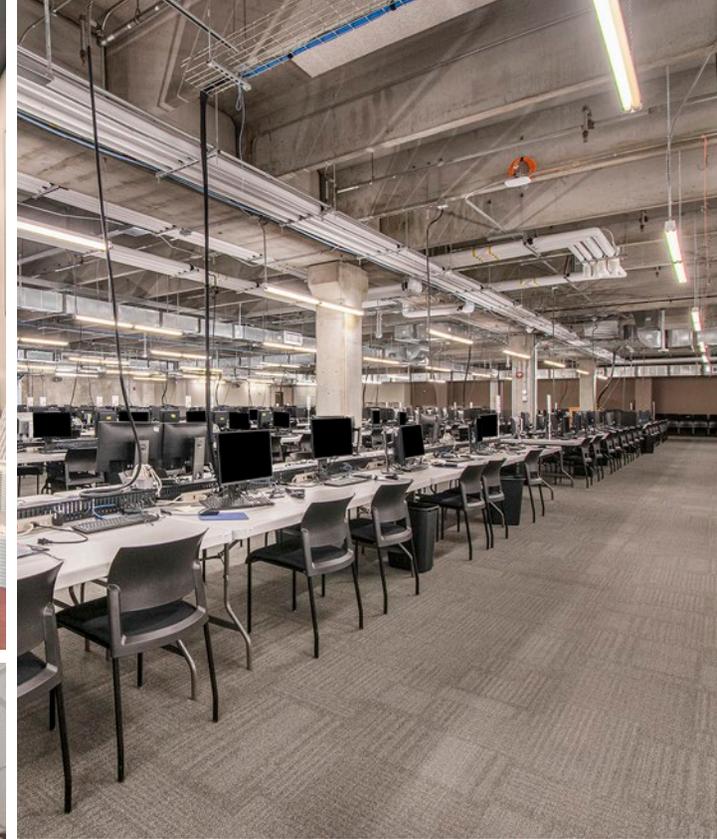
North

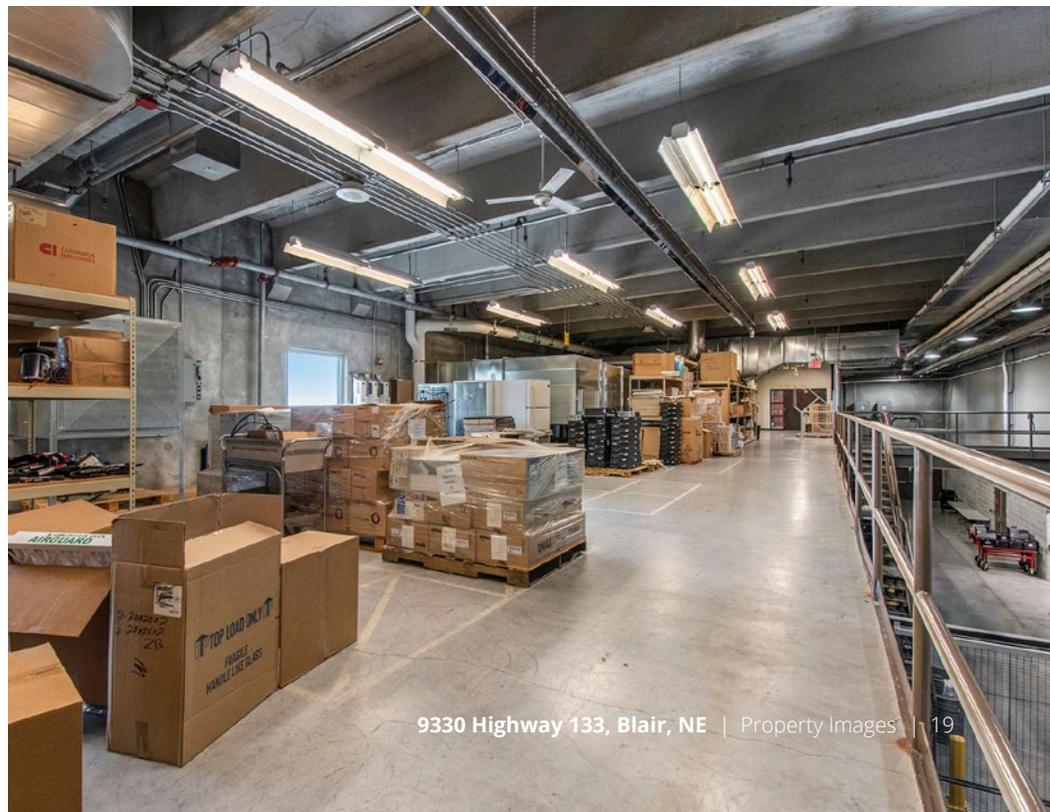
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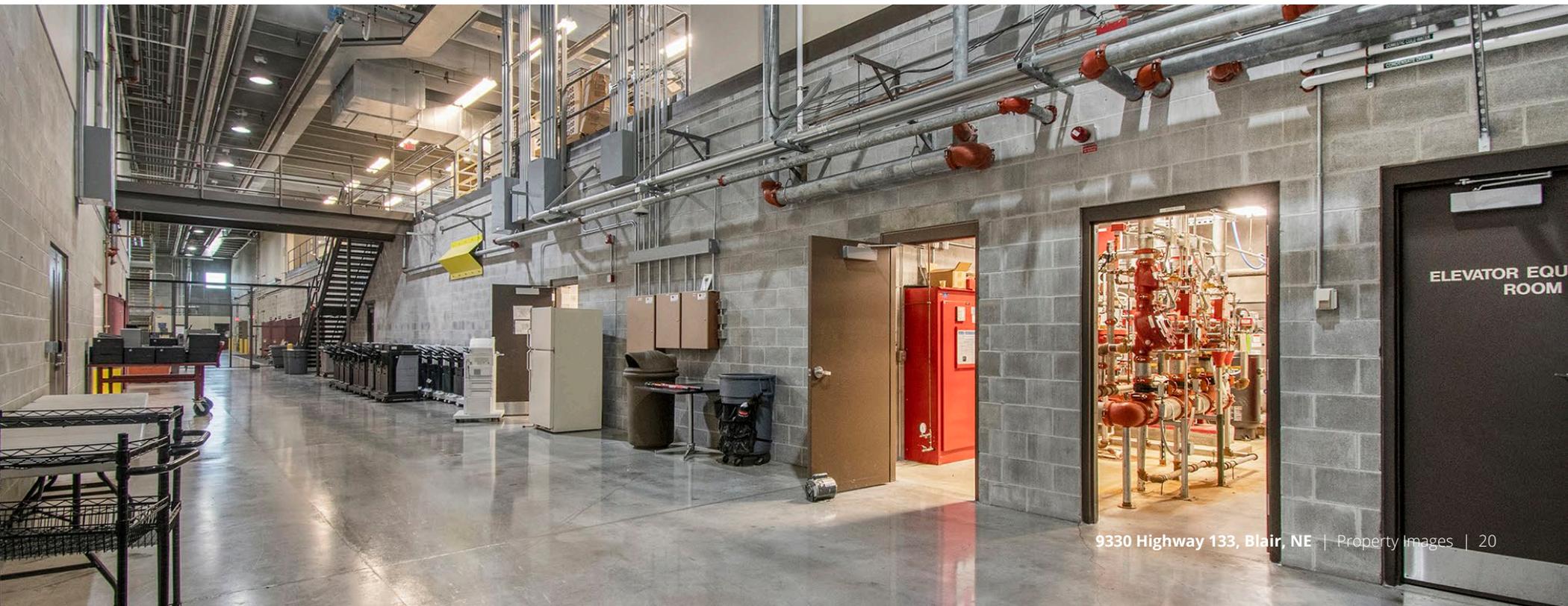
Potential Expansion Plan

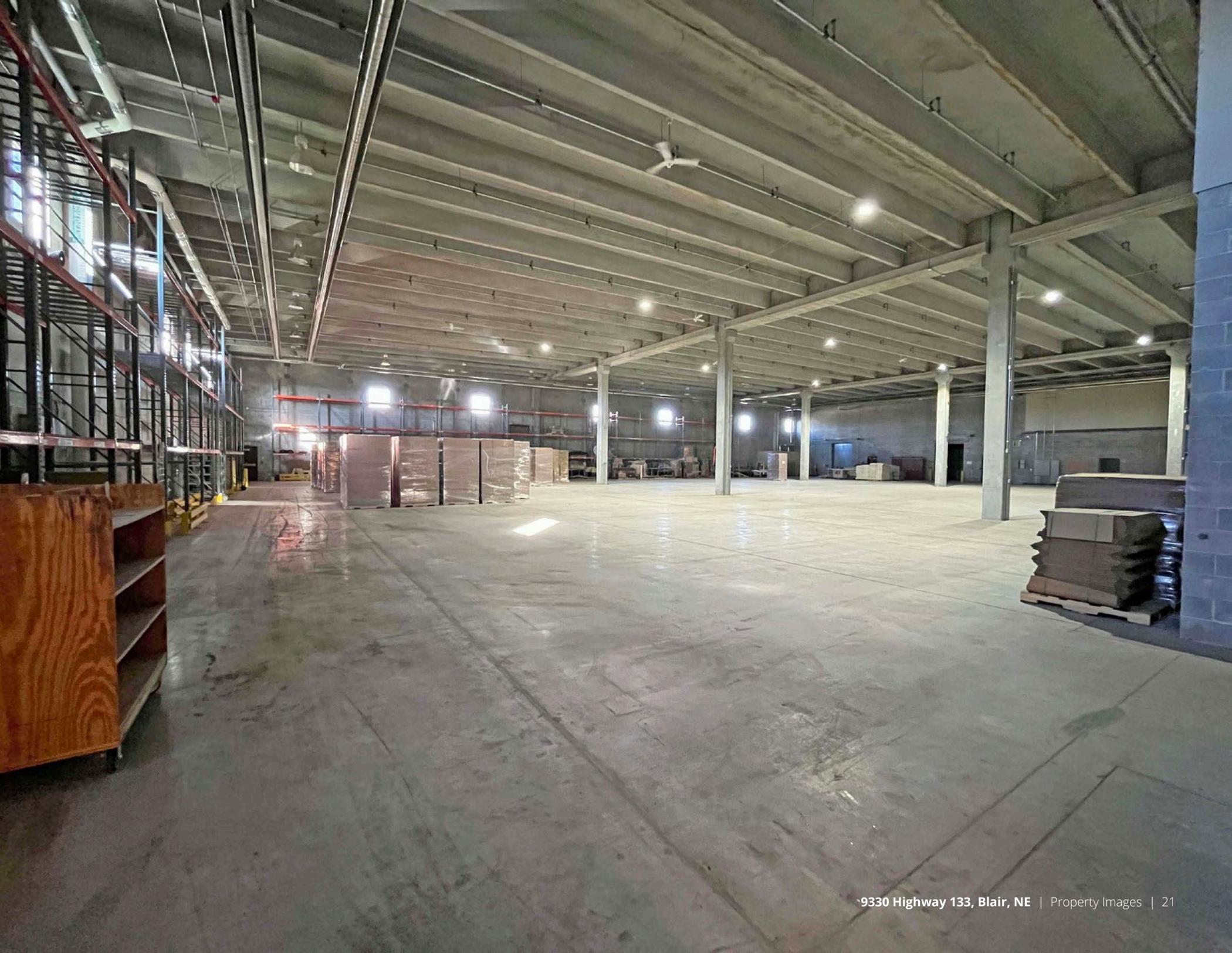


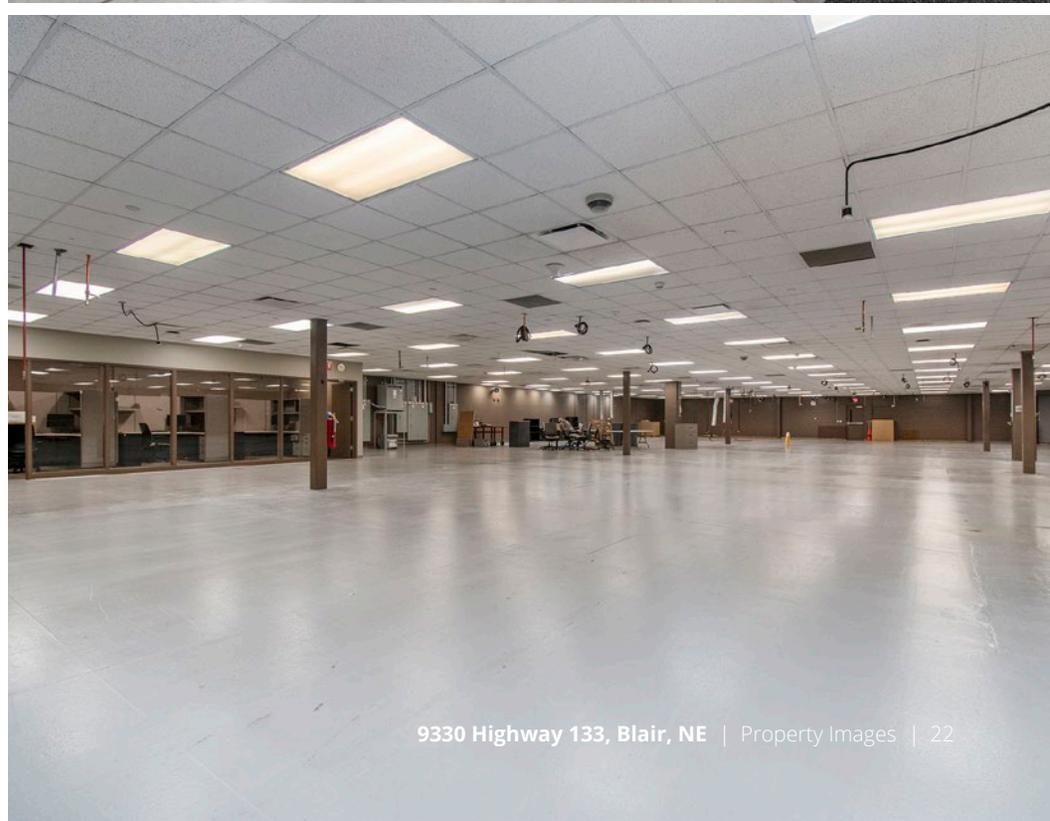
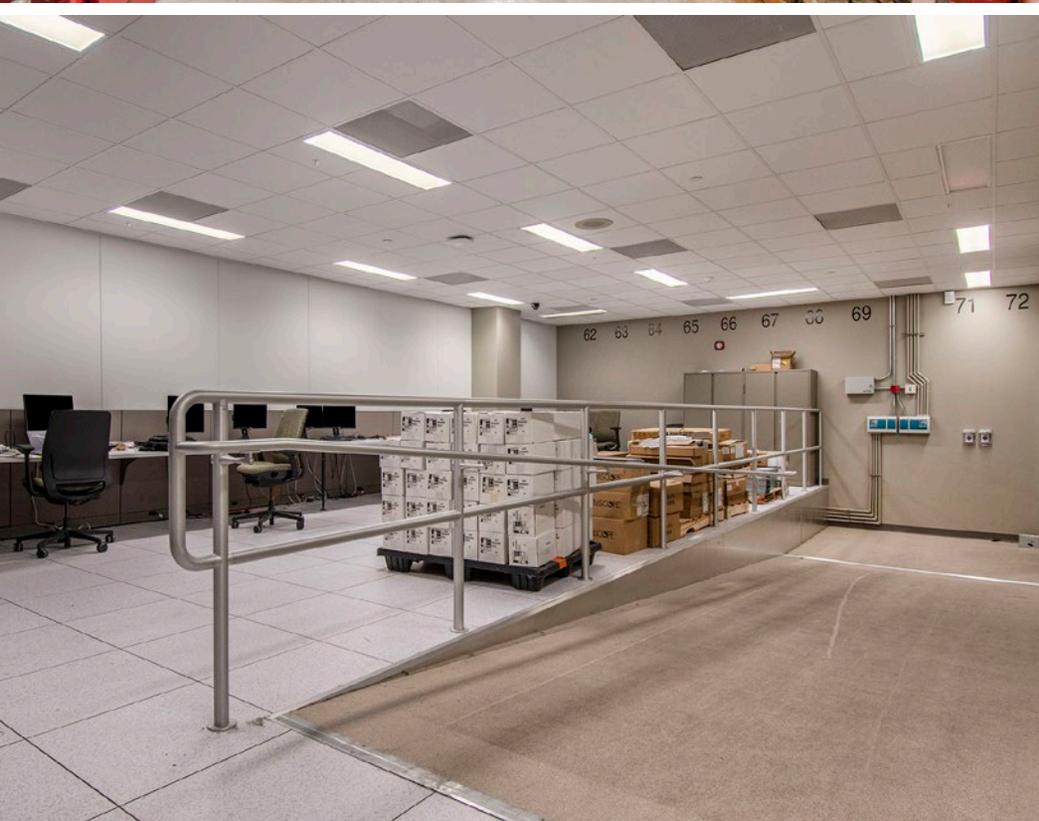
Property Images











Investment Opportunity | Offering Memorandum

9330 Highway 133

Blair, Nebraska



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