

Industrial | For Lease

CBRE



Service and Sales Warehouse

9203 S 145th Street | Omaha, Nebraska 68138

Property Overview



Lease Rate	\$12.00 PSF
Lease Type	Modified Gross
CAM	Tenant responsibility
Tax & Insurance	\$2.06 PSF
Total Space	12,500-40,000 SF
Shop Space	30,000 SF
Office/Showroom	10,000 SF + 2nd Floor
Land Area	2.6 AC / 113,256 SF
Total Building Size	12,500-40,000 SF + 6,185 SF 2nd Floor

Features

- + Landlord is willing to turn-key space
- + Former auto dealership sales and service
- + Highly visible site off S 144th Street/Hwy 50
- + Outside storage with potential of additional 4.6 acres
- + Drive-thru bay
- + 13 drive-in doors
- + Pole signage
- + Trough floor drains
- + 16'-22' ceiling heights
- + Compressed-air lines in place
- + 208/120 volt, 3-Phase, 1,000 amp power
- + Traffic counts: 36,000 VPD (144th & Giles)

Building Specifications

Description

Address	9203 S 145th Street, Omaha, Nebraska 68138
County / Parcel No.	Sarpy / 011122854
Cross Streets	I-80 and S 144th Street
Total Building Size	40,000 SF
Available Space	12,500 to 46,158 SF; including 2nd floor 6,158 SF showroom
Total Land Area	±113,256 SF / ±2.6 AC
Construction	Metal on steel frame
Year Built	1989, 1992 and 2011
Ceiling Height	16' - 22'
Sprinklers	Yes – wet
Electrical	208/120 volt, 3-phase, 1,000 amp
HVAC	Radiant Heat
Dock-Hi Doors	None
Drive-In Doors	13
2025 Taxes	\$54,494.59
Floor Drains	Yes, trough
Previous Use	Auto dealership - sales and service
Compressed Air	Lines in place
Rail	No
Outside Storage	Yes, with additional 4.6 acres potential
Signage	Pole sign
Zoning	Flex Industrial
Cross Streets	SWC S 144th St & Meadows Blvd



Property Photos





View from northwest



View from northeast



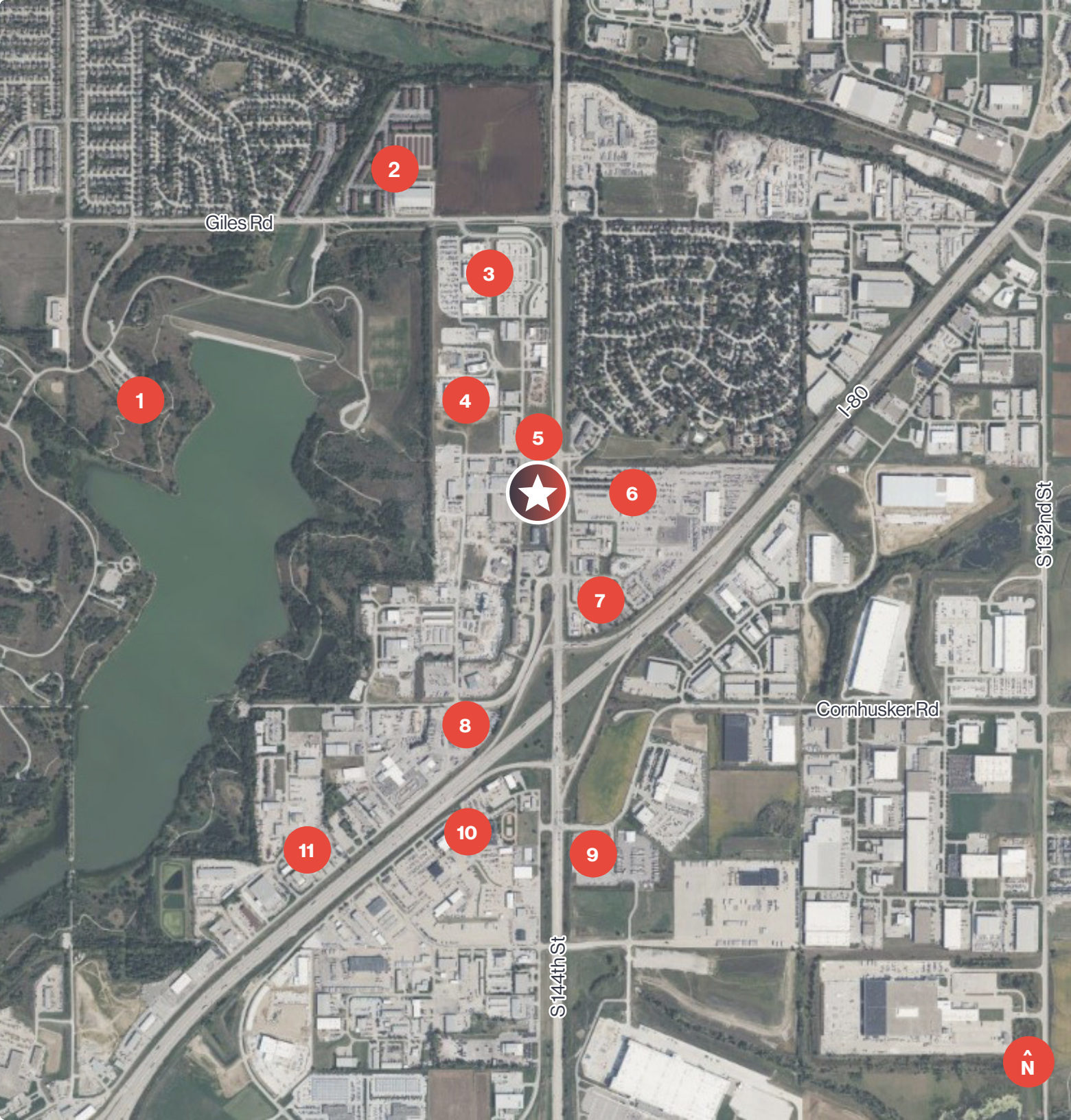
View from east



View from west



Location Aerial



- 1 Chalco Hills Recreation Area
- 2 Omaha Sports Complex
- 3 Woodhouse Place
- 4 Connect Human Performance
- 5 Hardy Coffee Co.
- 6 Manheim Omaha
- 7 Cracker Barrel
Scooter's Coffee
McDonalds
Azteca
- 8 Sapp Bros.
- 9 Love's
- 10 Werner Enterprises
- 11 TruGreen Lawn Care

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CONTACTS

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