

1110 & 1112 APPLEWOOD DR

9,175 SF | \$1,795,000

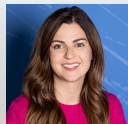
1110 & 1112 APPLEWOOD DR, PAPILLION, NE 68046



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1110 & 1112 APPLEWOOD DR

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$1,795,000
NUMBER OF BUILDINGS:	2
Building Size:	9,175 SF
Price / SF:	\$195.64
Lot Size:	0.69 Acres
Property Type:	Industrial
Year Built:	1997
Zoning:	LI

PROPERTY OVERVIEW

Located at 1110 & 1112 Applewood Dr, these small industrial buildings are located in rapidly growing Papillion. Located in Cedar Dale Industrial Park immediately north of Highway 370, offering good connectivity to both I-80 and Hwy 75. Many nearby amenities with proximity to Shadow Lake Town Center, the Shoppe's at Market Pointe, and Settler's Creek.

PROPERTY HIGHLIGHTS

- Rare, small owner occupant opportunity
- Well maintained industrial buildings
- Finished mezzanine loft offering additional square footage
- Small showroom/office space
- New LED lighting throughout
- Air conditioned warehouse space
- Seller expects to relocate to a new facility in Q1 2026 and will require a 12-month leaseback through April 30, 2026

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1110 & 1112 APPLEWOOD DR

PAPILLION, NE 68046

BUILDING 1 - 1110 APPLEWOOD DRIVE

Building Size	2,175 SF
Year Built	1997 & 2002
Office SF	312 sf
Clear Height	10'-12'
Restrooms	2
Drive In Doors	(1) 8'x9' and (2) 9'x10'
Construction	Wood Siding
Roof	Asphalt Shingles

BUILDING 2 - 1112 APPLEWOOD DRIVE

Building Size:	7,000 SF
Year Built:	2007
Office SF:	2,562 SF
Mezzanine SF:	2,070 SF
Restrooms:	2
Clear Height:	21'-23'
Construction:	Masonry and metal
Roof:	Rubber membrane
Drive In Door:	(1) 12'x12'
*Mezzanine is not included in building SF	

SITE INFORMATION

County	Sarpy
Zoning	LI - Light Industrial
Lot Size	0.69 Acres
Number Of Buildings	2
Location Description	NW 72nd & Hwy 370

UTILITIES & AMENITIES

Power	OPPD
Power Description	120/240V, (2) 120 Amp Panels
Gas	Black Hills
HVAC	Fully climate controlled

OFFERING SUMMARY

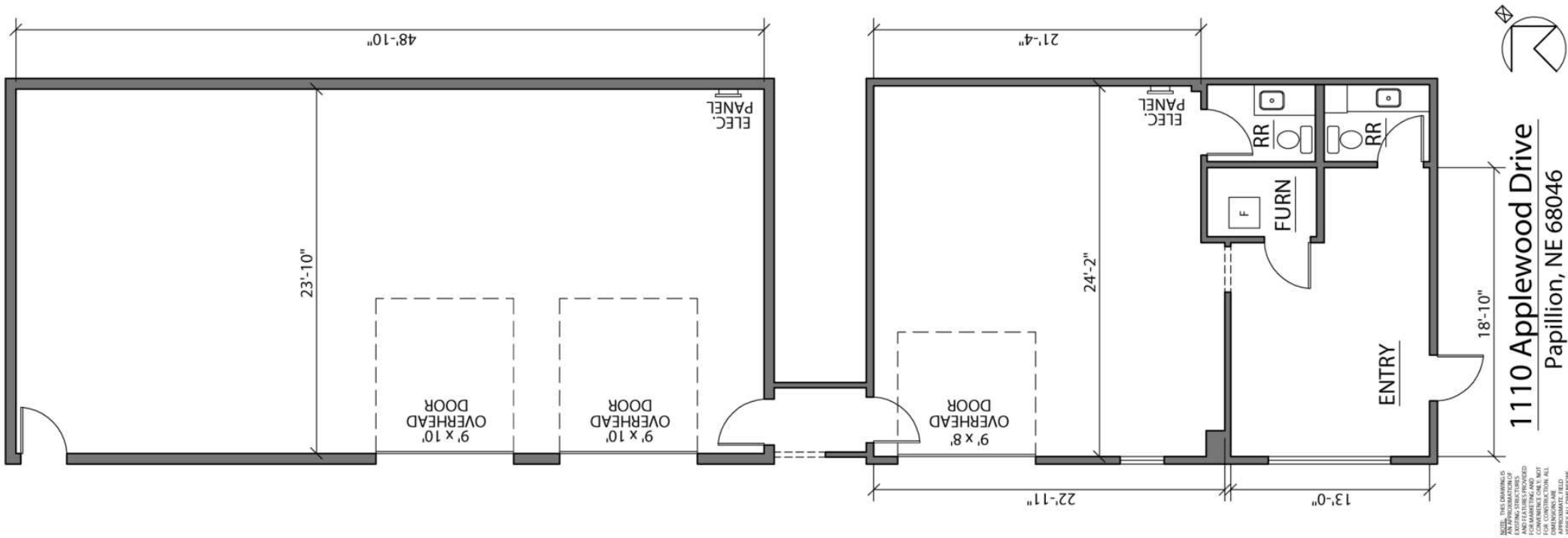
SALE PRICE:	\$1,795,000
Property Type	Industrial

PARKING & TRANSPORTATION

Parking Type	Surface
Stalls	16
Outdoor Storage	Yes

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,190	153,407	513,645
Total Households	2,890	58,662	202,542
Average HH Income	\$110,878	\$112,319	\$108,291



Building 1: 2,175 SF

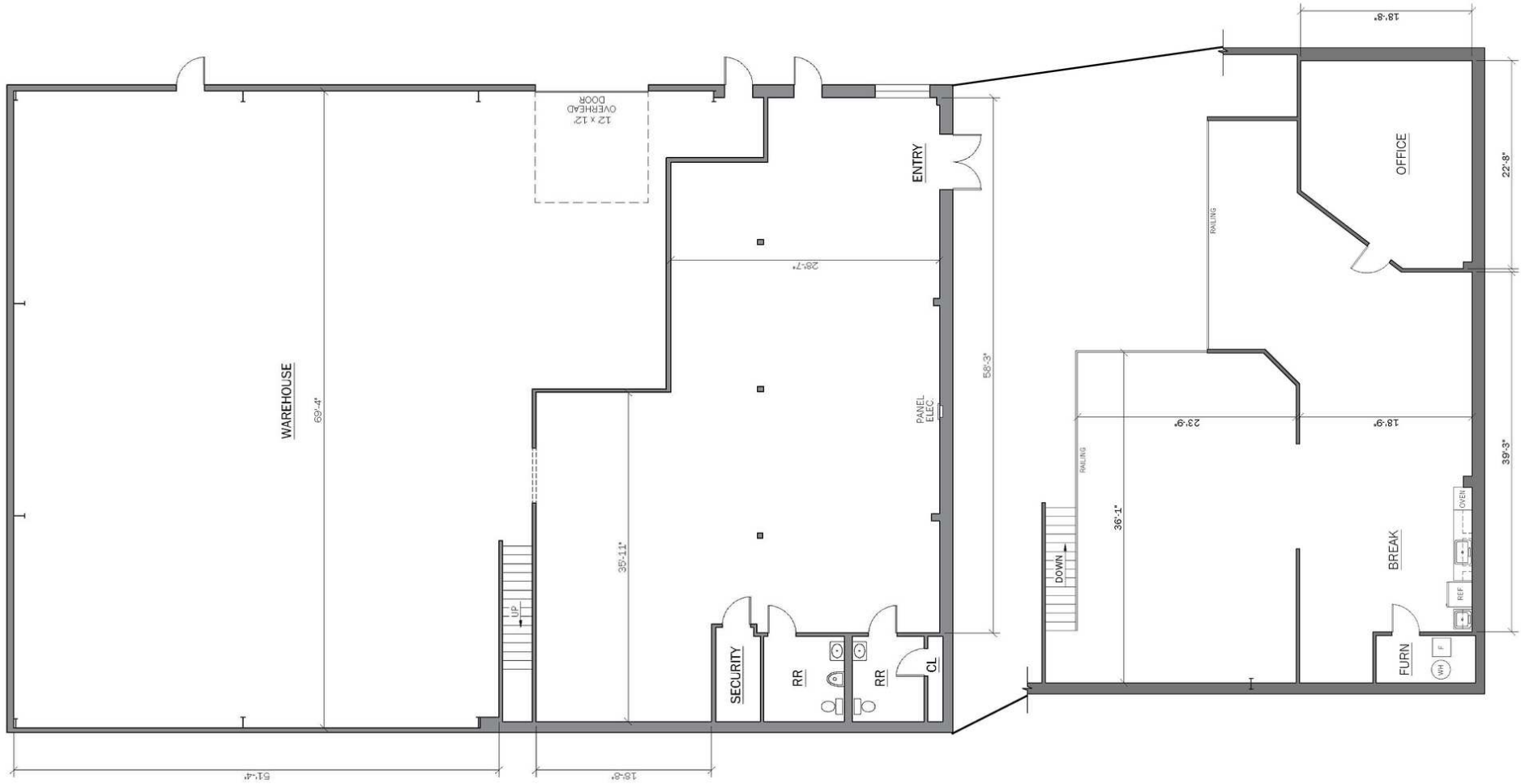
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FIRST FLOOR

UPSTAIRS
MEZZANINE

Building 2: 7,000 SF



1110 & 1112 APPLEWOOD DR

CLOSE VIEW AERIAL



Google

1214

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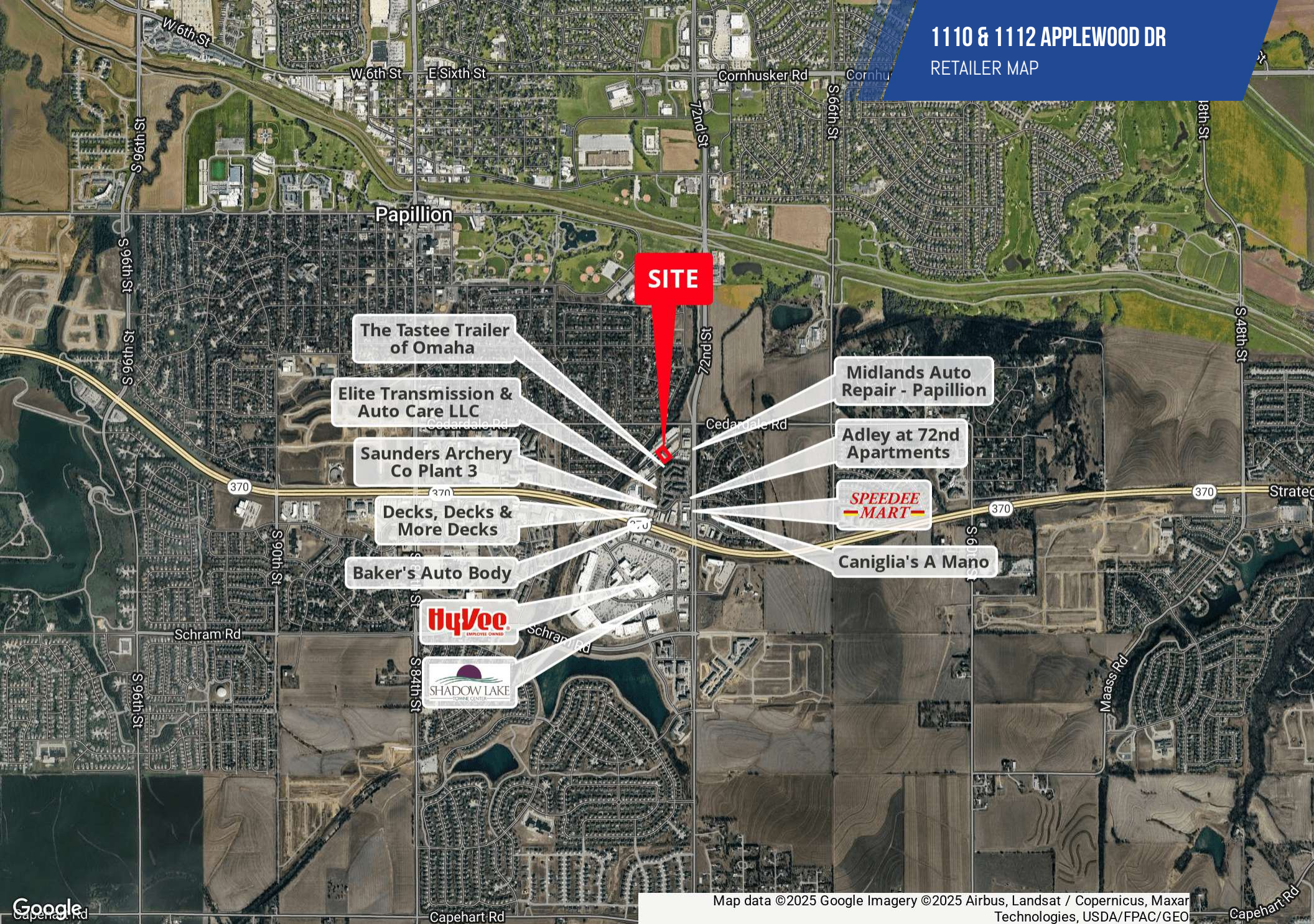
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1110 & 1112 APPLEWOOD DR
RETAILER MAP



SITE

The Taste Trailer
of Omaha

Elite Transmission &
Auto Care LLC

Saunders Archery
Co Plant 3

Decks, Decks &
More Decks

Baker's Auto Body

HyVee
EMPLOYEE OWNED

SHADOW LAKE
TOWN & CENTER

Midlands Auto
Repair - Papillion

Adley at 72nd
Apartments

**SPEEDEE
MART**

Caniglia's A Mano



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1110 & 1112 APPLEWOOD DR
EXTERIOR PHOTOS



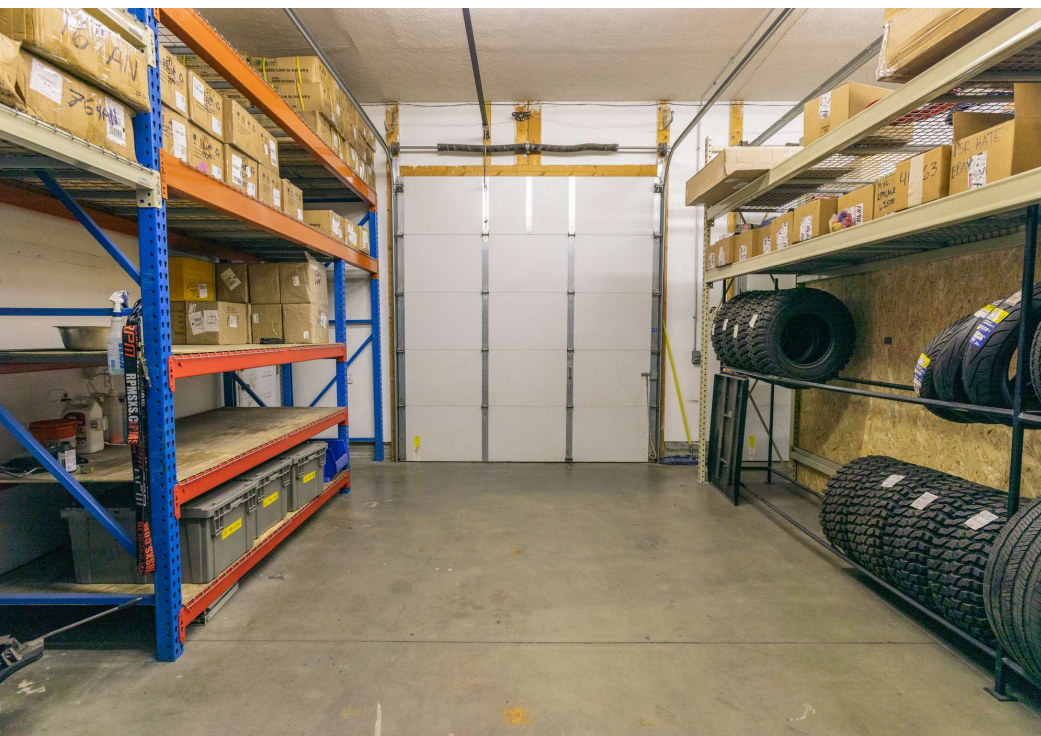
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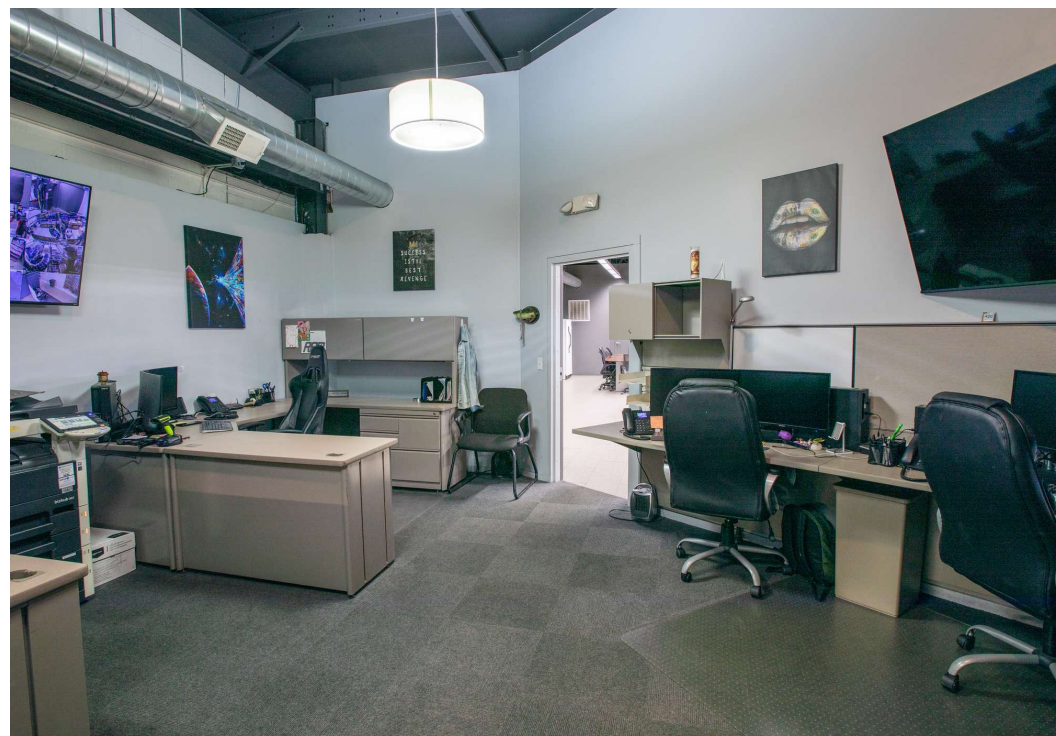
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1110 & 1112 APPLEWOOD DR
BUILDING 2 INTERIOR



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