

Industrial | For Lease

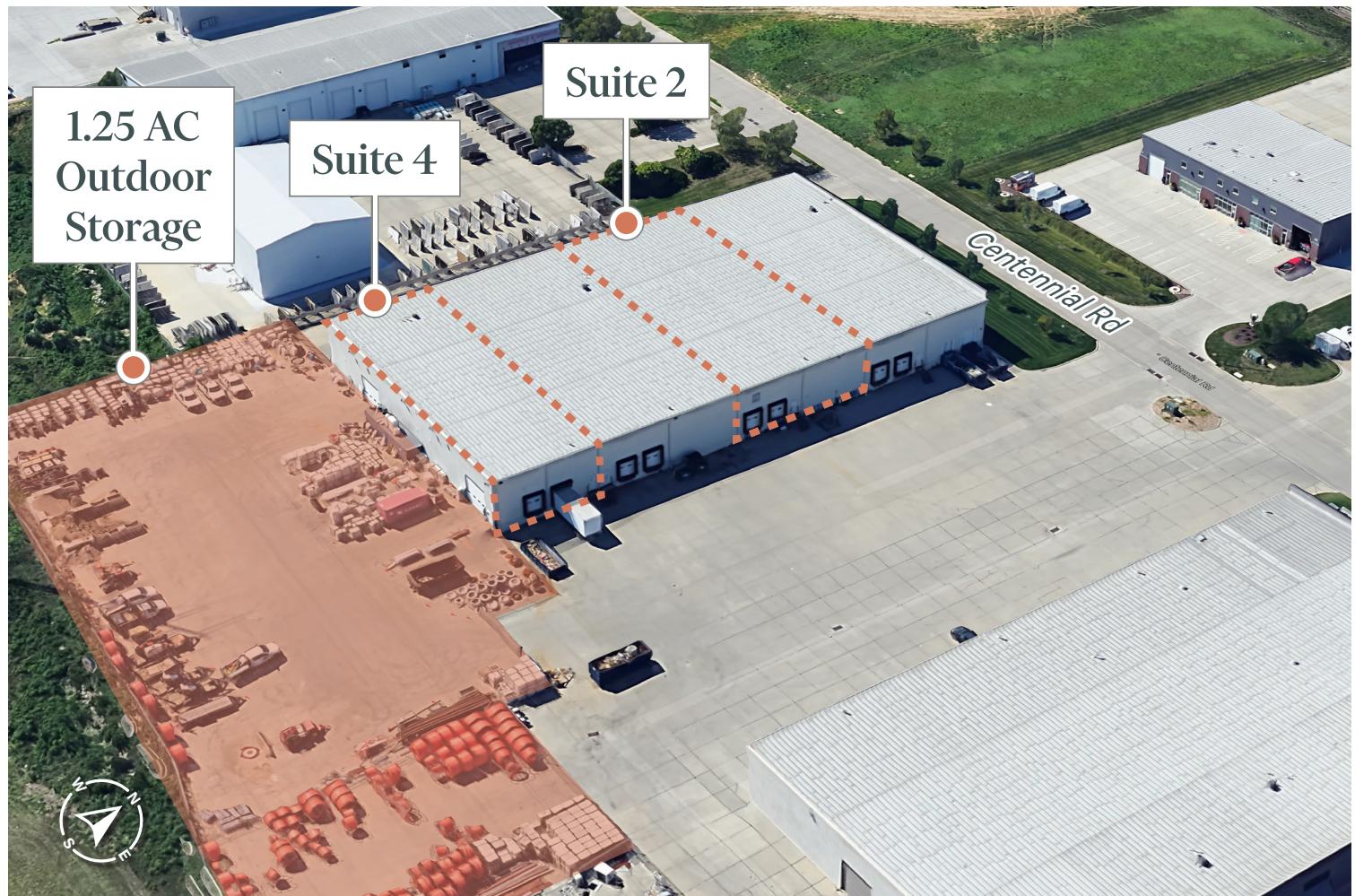
CBRE

Industrial / Flex Space

South 132nd Street & Giles Road

13231 Centennial Road
Suites 2 & 4
Omaha, Nebraska 68138
www.cbre.com/nebraska





Property Information

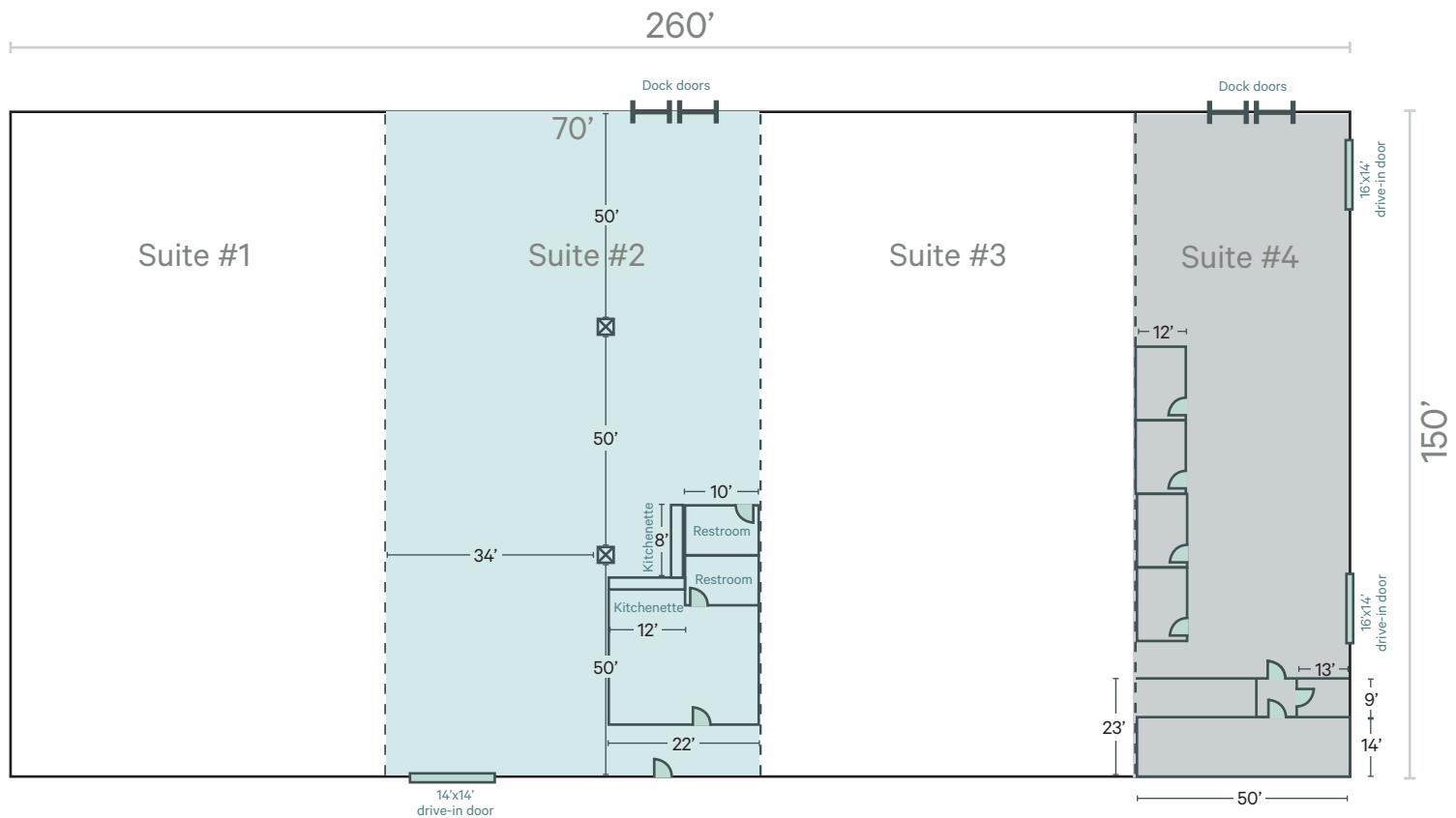
Space Available & Lease Rate

Suite 2	10,500 SF
	\$9.50 PSF, NNN
	Available - Immediate
Suite 4	7,500 SF
	\$12.00 PSF, NNN
	Available - May 1, 2026
Estimate NNNs	\$2.84 PSF

Features

- + 24' ceiling height
- + Suite 2:
 - 1 - 14'x14' drive-in door
 - 2 - dock doors
 - Potential for outdoor storage
- + Suite 4:
 - 2 - 16'x14' drive-in doors
 - 2 - dock doors
 - 1.25 acres fenced-in and paved outside storage
- + Indoor/outdoor security cameras
- + Quick access to I-80 and Hwy 370

Floor Plan



Building Information

Building Size	39,000 SF
Lot Size	197,031 SF / 3.13 AC
Year Built	2007
Stories	1
Drive-in Doors	1 to 2 per suite
Dock Doors	2 per suite
Heat/Cool	Thermo-Cycler® Heater
Construction	Metal on steel frame
Ceiling Height	24'
Sprinklers	Yes, wet
Power	225 amp, 208/120 volts, 3-phase

Industrial / Flex

13231 Centennial Road, Suites 2 & 4 | Omaha, NE 68138

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Photos | Suite 2

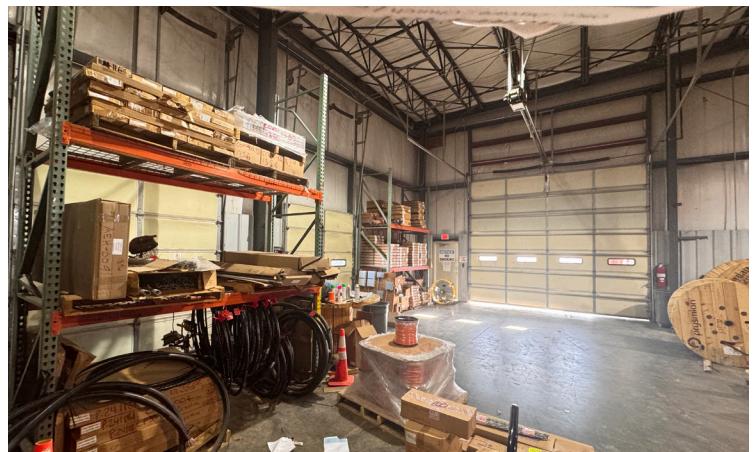
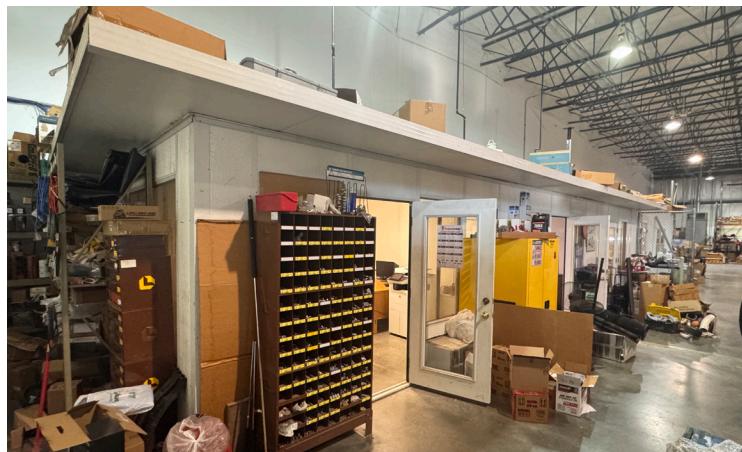
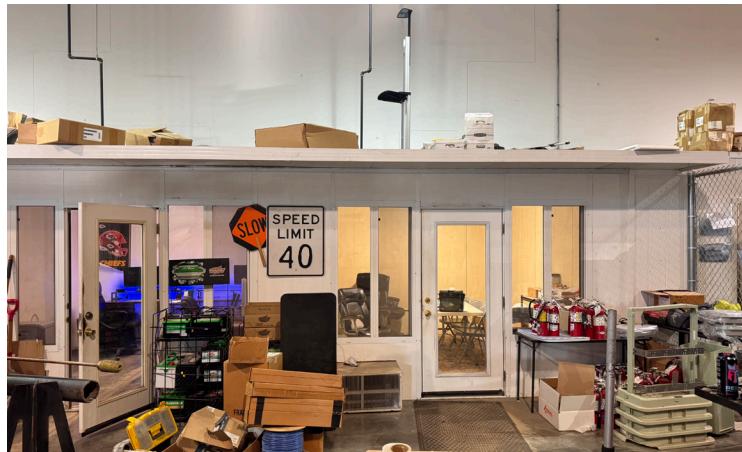
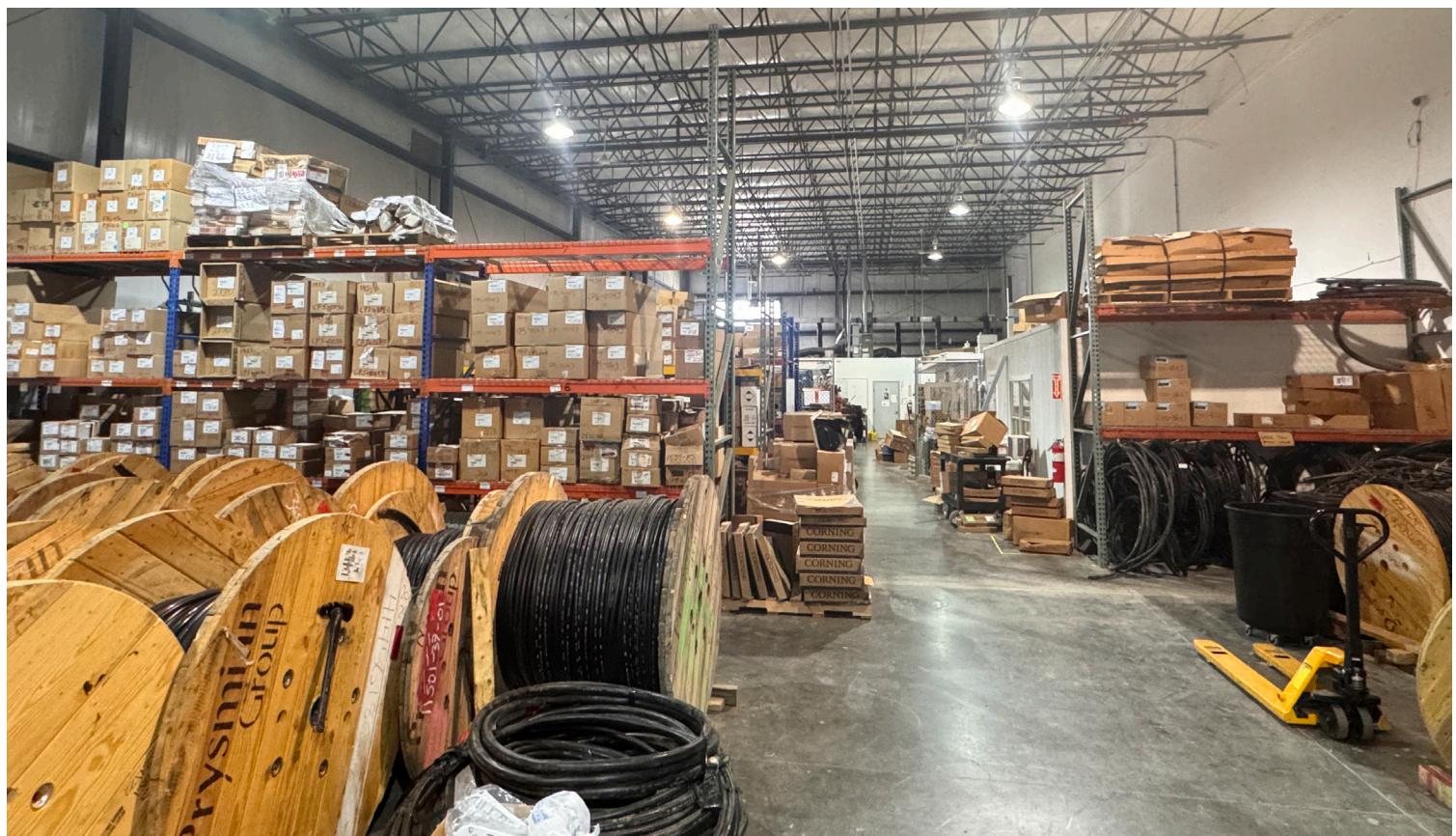


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Photos | Suite 4

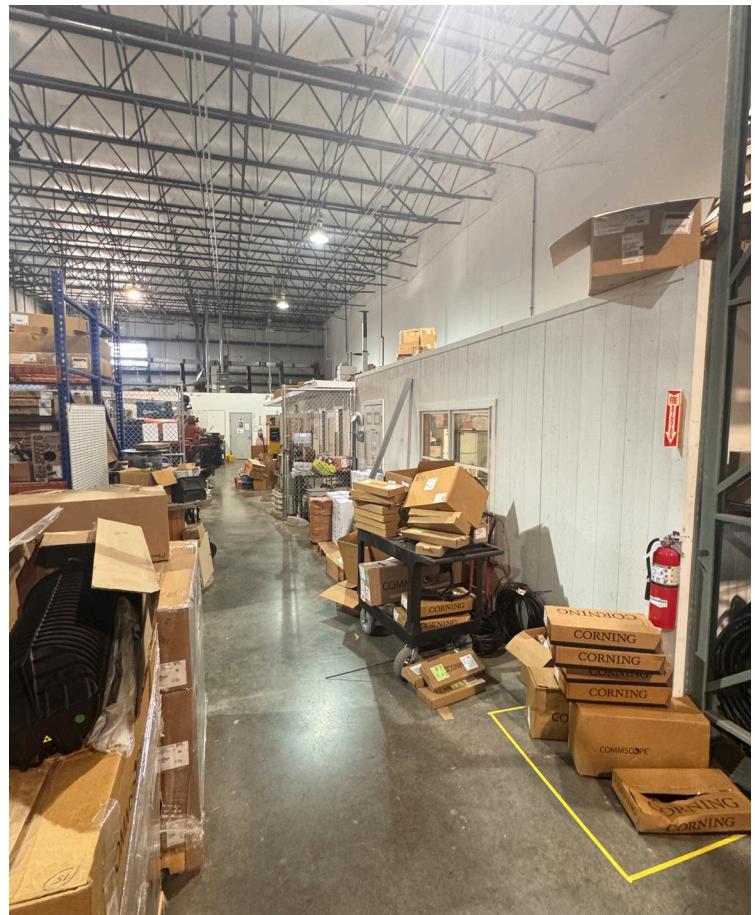


Photos | Suite 4

South Side



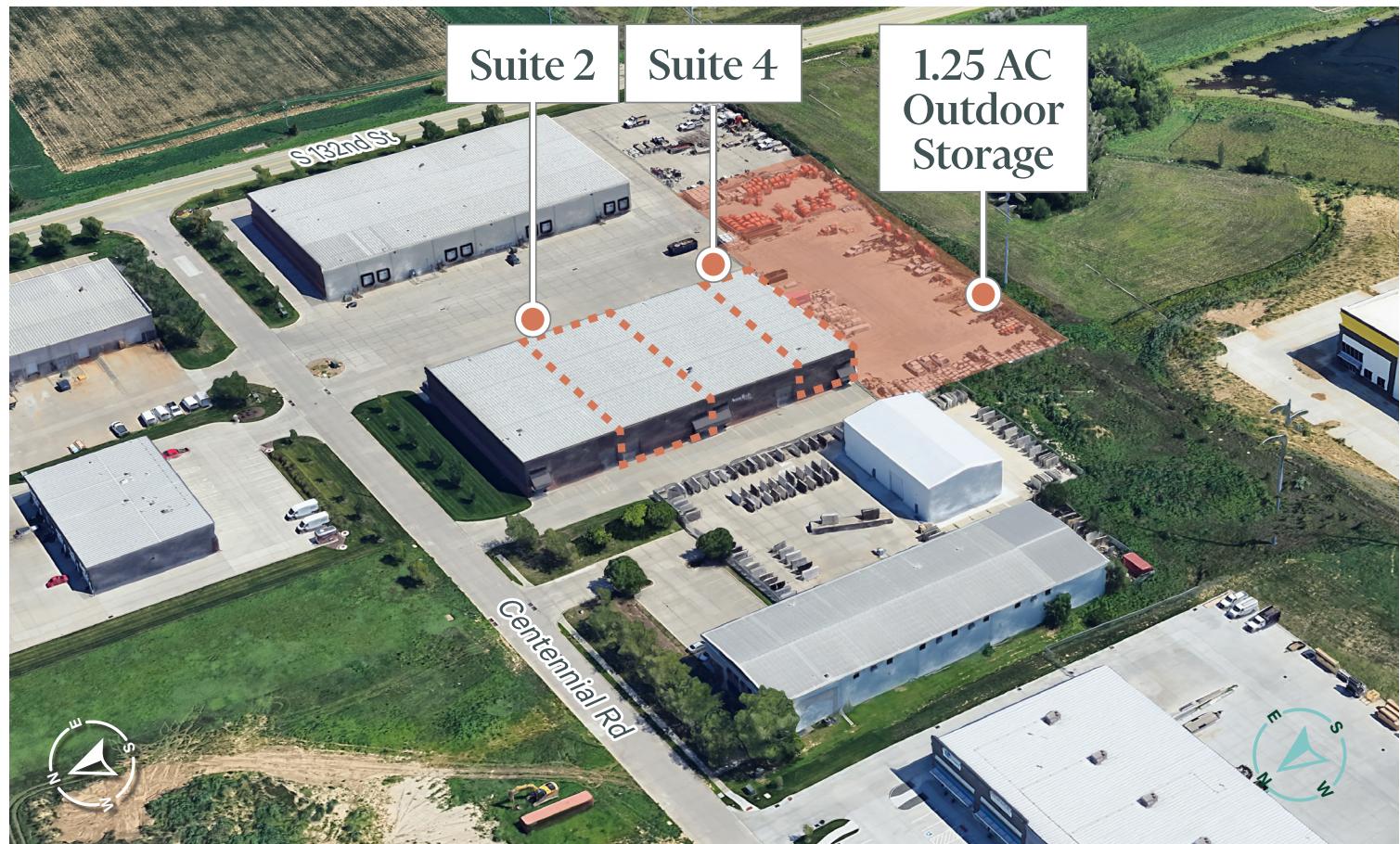
East Side



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Contact Us

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