

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

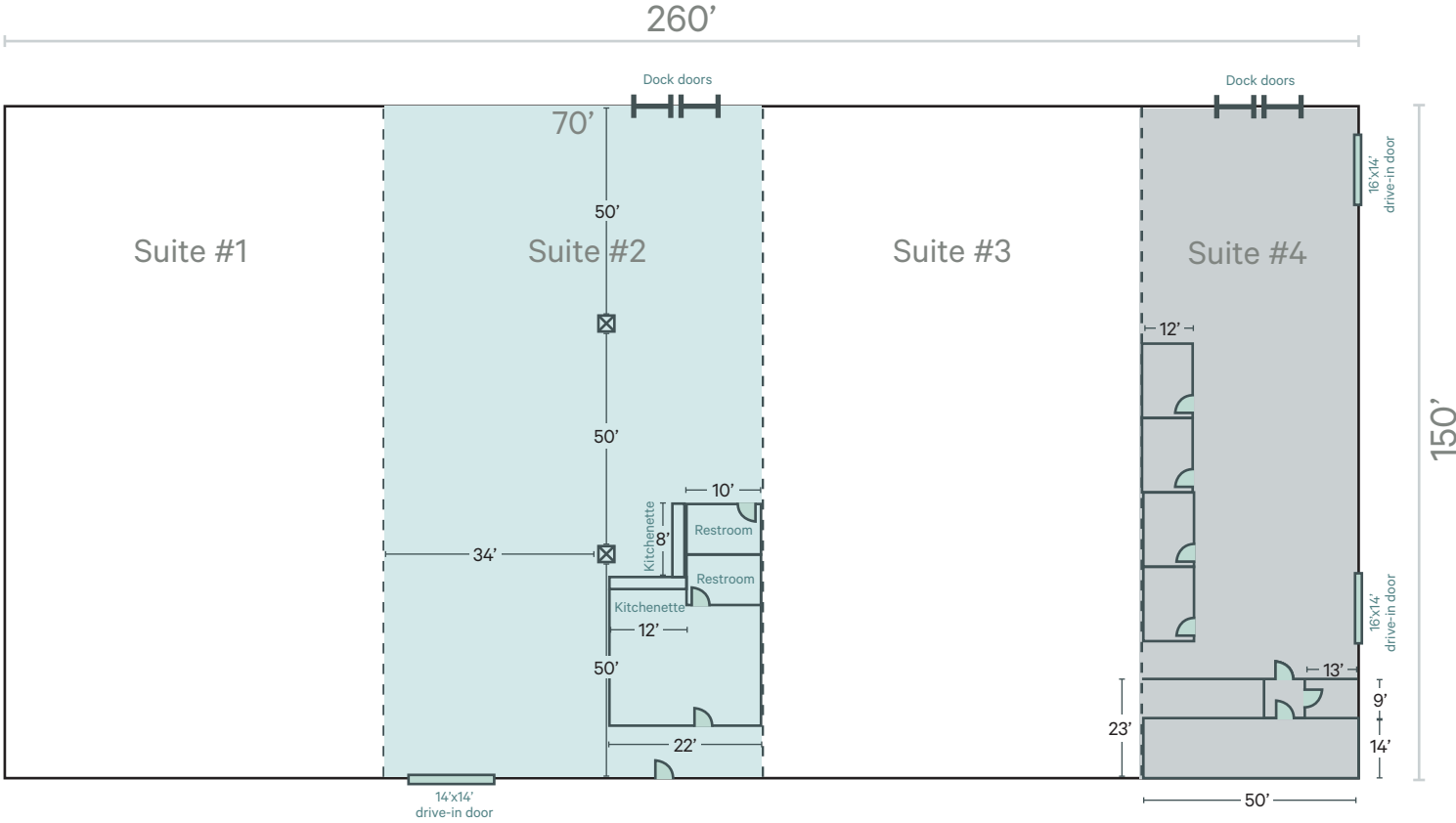
Suite 2	10,500 SF	
	\$9.50 PSF, NNN	
	Available - Immediate	
Suite 4	7,500 SF	
	\$12.00 PSF, NNN	
	Available - May 1, 2026	

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

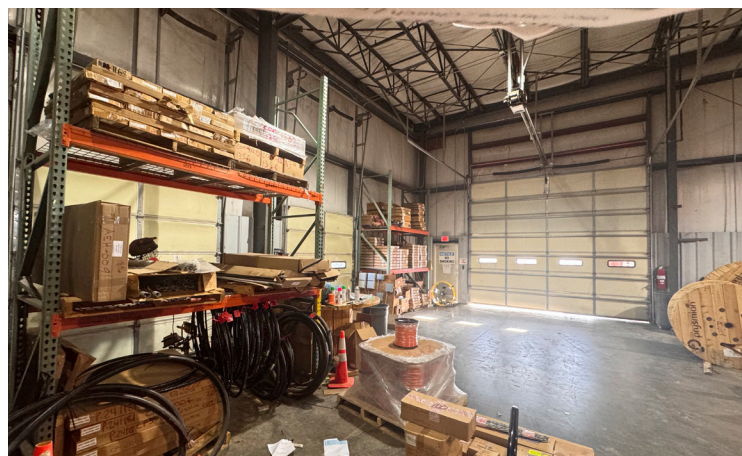


Building Information	
Building Size	39,000 SF
Lot Size	197,031 SF / 3.13 AC
Year Built	2007
Stories	1
Drive-in Doors	1 to 2 per suite
Dock Doors	2 per suite
Heat/Cool	Thermo-Cycler® Heater
Construction	Metal on steel frame
Ceiling Height	24'
Sprinklers	Yes, wet
Power	225 amp, 208/120 volts, 3-phase

Photos | Suite 2



Photos | Suite 4



Photos | Suite 4

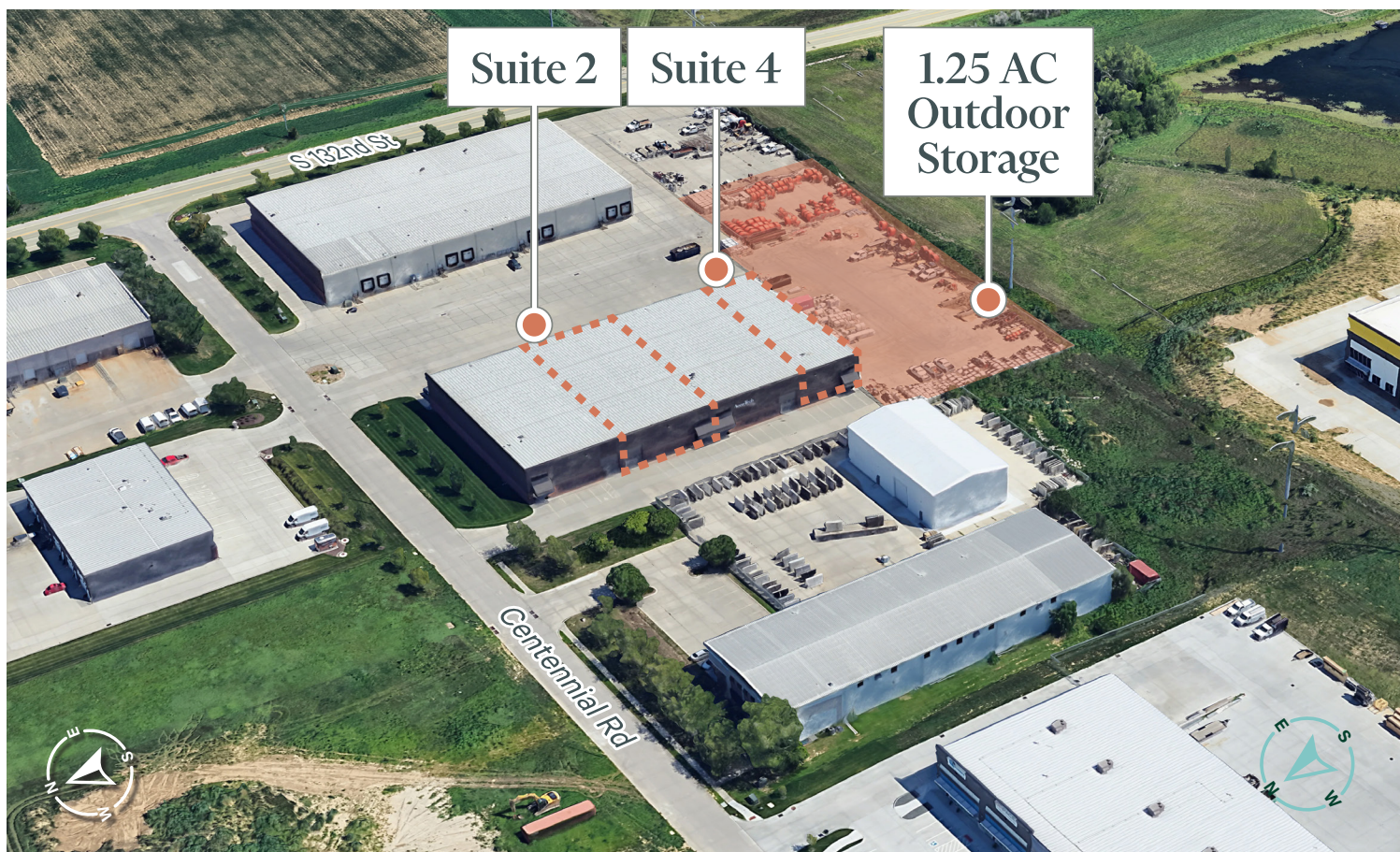
South Side



East Side



East Side



Industrial / Flex

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

For Lease



Contact Us

Graham Nabity

Vice President

+1 402 680 4651

graham.nabity@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 120825q