

AVAILABLE FOR SALE

Pristine Food Manufacturing Facility

±888,198 SF

9601 F ST. OMAHA, NE 68127



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The Offering



Overview:

This Omaha area food plant presents a rare opportunity to acquire a well-maintained, rail-served, heavy power (13.8 KVA), robust food manufacturing plant. The +/-888,198 SF facility boasts redundancy, with heavy utilities, including power, water, sewer, and gas. The plant's design allows for flexible reuse potential. Situated on +/-52.16 Acres, the Property has extensive parking areas and land available for future uses.

Investment Highlights



Scarcity: The Property is the only available food manufacturing building in the country over 400K SF, with the ability to accommodate up to 1,000 employees.

Building Quality & Excellent Standards of Care: Extremely well-maintained large format food manufacturing plant.

Rail: Active Union Pacific Rail service in place.

Location: Located in the desirable South Central Industrial market of Omaha, zoned General Industrial (GI) — a highly convenient, prime, and established submarket with strong infrastructure.



Robust Utilities & Redundancy: Multiple redundant power feeds (13.8 KVA, 26 MCC rooms), propane farm curtailment for energy flexibility and savings, and full distribution of steam, compressed air, and process utilities plant-wide.

Broad Alternative Reuse Potential: Alternative re-use options including food production and other heavy manufacturing.

PROPERTY OVERVIEW



RBA	±888,198 SF
Land	±52.157 Acres
Recent/Historical Operations	Food Manufacturing
Facility Breakdown	Main Plant (Production, Towers, Warehouse & Office): 828,000 SF; Building 50 (Materials & Spare Parts Storage): 55,296 SF; Contractor Building: 4,902 SF
Clear Height	Approx. 22' and 25' – 30'
Loading/Dock Equipment	Dock high loading and ramps
Truck Court Depth	Main Plant: Approx. 120'; Building 50: Approx. 110'

Rail	Main Plant: North rail spur runs into building (unloads up to 3 cars at once), lease with Union Pacific; South side rail adjacent (not active). Building 50: Rail along north side (not currently used for unloading but capable)
Parking Spaces	585 striped car parking spaces (567 for Plant, 18 for Building 50/Contractor)
Trailer Parking	187 striped trailer parking spaces (132 for Plant, 55 for Building 50); approx. 25 additional unstriped spaces
Zoning	General Industrial (GI)
Security/Fencing	Fully fenced and secured
Year Built	Packaging: 1964; South Packaging: 1975–1976; Upper Stories: 1990s

PROPERTY OVERVIEW



HVAC/Temp Control	126 RTUs, space heating
Power	Multiple ODP (Overhead Distribution Power) electric lines; 13.8 KVA in NE corner of plant; two separate feeds each with back-ups (4 total); 26 MCC (Motor Control Center) rooms; 22 substations
Water	10" main north side, 10" main on east side
Sewer	18" main on east side, 18" main on west side
Fire Protection	Fire pump system and all lines upgraded approx. 2 years ago; electric pumps on backup dual power feeds; fire department separate connection; full fire loop around plant with gravel road; upgraded sprinkler system manifold; warehouse sprinkler head upgrade in progress
Chilled Water	Yes
Distributed Water	Yes

Boiler	Two (2) 80K boilers with RO (reverse osmosis) soft water system; plant can operate on 1 boiler (full capacity needs 1.5)
Steam	Yes, 350psi system
Grease Trap	Yes
Gas	Natural gas; 6" feed from north side of building
Propane Heat	Six (6) 60,000 lb. propane tanks maintained at 70-75% full; 8-hour continuous operation without refill; allows curtailment for most favorable gas rates
Make-up Air	Positive pressure environment
Compressed Air & Dryers	Air compressor banks with one central dryer system
Silos	30 ingredient silos with delivery systems
Wi-Fi	Wi-Fi repeater system throughout entire plant

PROPERTY OVERVIEW



Construction Type	Predominately brick and block
Floors	Production: epoxy coated; Warehouse: polished concrete with sealed joints
Drains	Trench drains throughout production; drain management program in place
Elevators	3 elevator systems; one serves Big Red (two stories above production); gravity feed down through process
Ceiling Surfaces	Primarily stainless steel

Roof Type/Age	All maintenance up to date; Building 50: 2022 replacement, fiber insulated roof deck
Facility Certifications	BRC
Employee Welfare Areas	Lockers and break areas sized for 1,000 employees
As-Is Sale	Property being sold as-is, subject to final retained asset list and agreed decommissioning plan

INDUSTRIAL LOCATION ADVANTAGES



Strong food manufacturing area in the Midwest



No available industrial properties over 500K SF in the entire Omaha market — making this a rare opportunity



Omaha Industrial Market spans 86.86M SF with sub-2% vacancy for 17 consecutive quarters



Strategic location with immediate access to I-80, I-29, and I-680



Active Union Pacific Rail service on-site — one of the few facilities in the market with this advantage



South Central Omaha submarket — lowest vacancy (0.9%) and highest rents in the Omaha market

OMAHA LOCATION ADVANTAGES



Home to multiple Fortune 500 headquarters including Berkshire Hathaway, Union Pacific, and ConAgra Foods



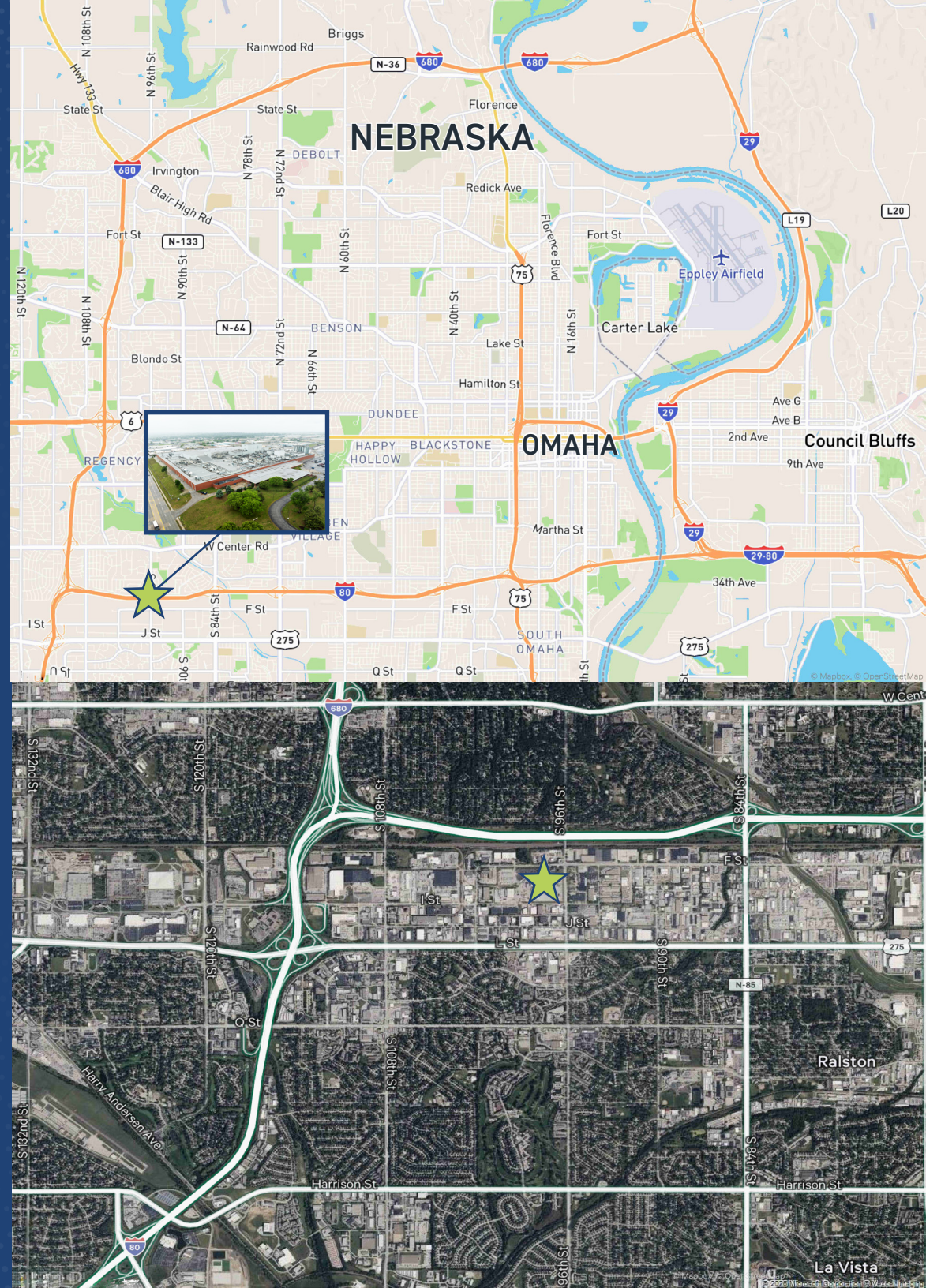
Only ±10 miles from Omaha Eppley Airfield



Centrally located — within a 1-day truck drive of majority of the U.S. population



Deep, skilled manufacturing and logistics workforce





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