

OMAHA WORKS INDUSTRIAL

82,886 - 250,350 SF | \$6.50 SF/YR (NNN)

12500 I STREET, OMAHA, NE 68137



WWW.INVESTORSOMAHA.COM



KEVIN STRATMAN, CCIM, SIOR
402.778.7520
kstratman@investorsomaha.com



RYAN ZABROWSKI, CCIM, SIOR, CRE
402.778.7557
rzabrowski@investorsomaha.com





12500 I STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$6.50 SF/YR NNN
Est. Op. Exp.	\$1.78 SF/YR
Available SF:	82,886 - 250,350 SF
Building Size:	941,326 SF
Property Type:	Industrial
Year Built:	1958
Zoning:	GI

PROPERTY OVERVIEW

Omaha Works Business Park is a landmark industrial property built in 1958. Originally occupied by Western Electric, at its peak the facility employed over 6,000 workers. The sprawling 350 acre campus consisted of dozens of buildings containing nearly 2.5 million square feet. Over the previous decades, the facility has been subdivided to accommodate a mix of office and industrial uses. The property offers a central location within the Omaha metro adjacent to Interstate-80 (via I Street and L Street) and a Union Pacific Railroad mainline with many nearby retail amenities.

PROPERTY HIGHLIGHTS

- Prime location in the center of the Omaha metro area with great access to Interstate 80
- Multiple bay size options available - Landlord has flexibility to increase/decrease bay sizes based on Tenant need
- Variety of clear heights, ranging from 14'6" to 32'
- Ability to add office
- Access to building amenities, including fitness center and auditorium
- Ample parking for both vehicles and trailers
- 154,864 SF of existing office space available for lease - contact agent for details

KEVIN STRATMAN, CCIM, SIOR

402.778.7520 | kstratman@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



OMAHA WORKS INDUSTRIAL

12500 I STREET, OMAHA, NE 68137



BUILDING INFORMATION

Building Size	941,326 SF
Min Divisible	82,886 SF
Max Contiguous	250,350 SF*
Year Built	1958
Space A Clear Height	32'
Spaces B & C Clear Height	14'6" - 18'
Dock Doors	12 (can add)
Drive-In Doors	1
Column Spacing	Space A: 68'4" x 60' Spaces B & C: 40' x 60'
Roof	Flat/Gypsum/Tar
Construction	Brick/Block/Steel
Restrooms	20 (can add)
Note	*Potential to increase based on tenant specs

SITE INFORMATION

Cross-Streets	125th & I
County	Douglas
Zoning	G1
Lot Size	78.9 Acres
Location Description	In the Omaha Works Business Park on I Street between 132nd & 120th Street

UTILITIES & AMENITIES

Electric Utility	OPPD
	13,800V/480V
Fire Sprinkler	Yes (wet)
Gas Provider	MUD
Warehouse Heat	Air rotation units
A/C	Office areas (potential to add)

OFFERING SUMMARY

LEASE RATE	\$6.50 SF/YR NNN
Est. Op. Exp.	\$1.78 SF/YR
Available SF	82,886 - 167,464 SF
Property Type	Industrial

PARKING & TRANSPORTATION

Number Of Spaces	670
Parking Description	Surface
Trailer Parking	Yes*
Fenced/Secured	Yes
Rail	UPPR
Note	*Potential to add additional trailer parking

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
A	82,886 SF	\$6.50 SF/yr (NNN)	\$1.78	\$57,191.34	12 existing docks (1 interior and 11 exterior)
B	167,464 SF	\$6.50 SF/yr (NNN)	\$1.78	\$115,550.16	Docks can be added on at an as needed basis depending on tenant specs
C	115,973 SF	\$6.50 SF/yr (NNN)	\$1.78	\$80,021.37	8 docks slated to be added in 2024

KEVIN STRATMAN, CCIM, SIOR

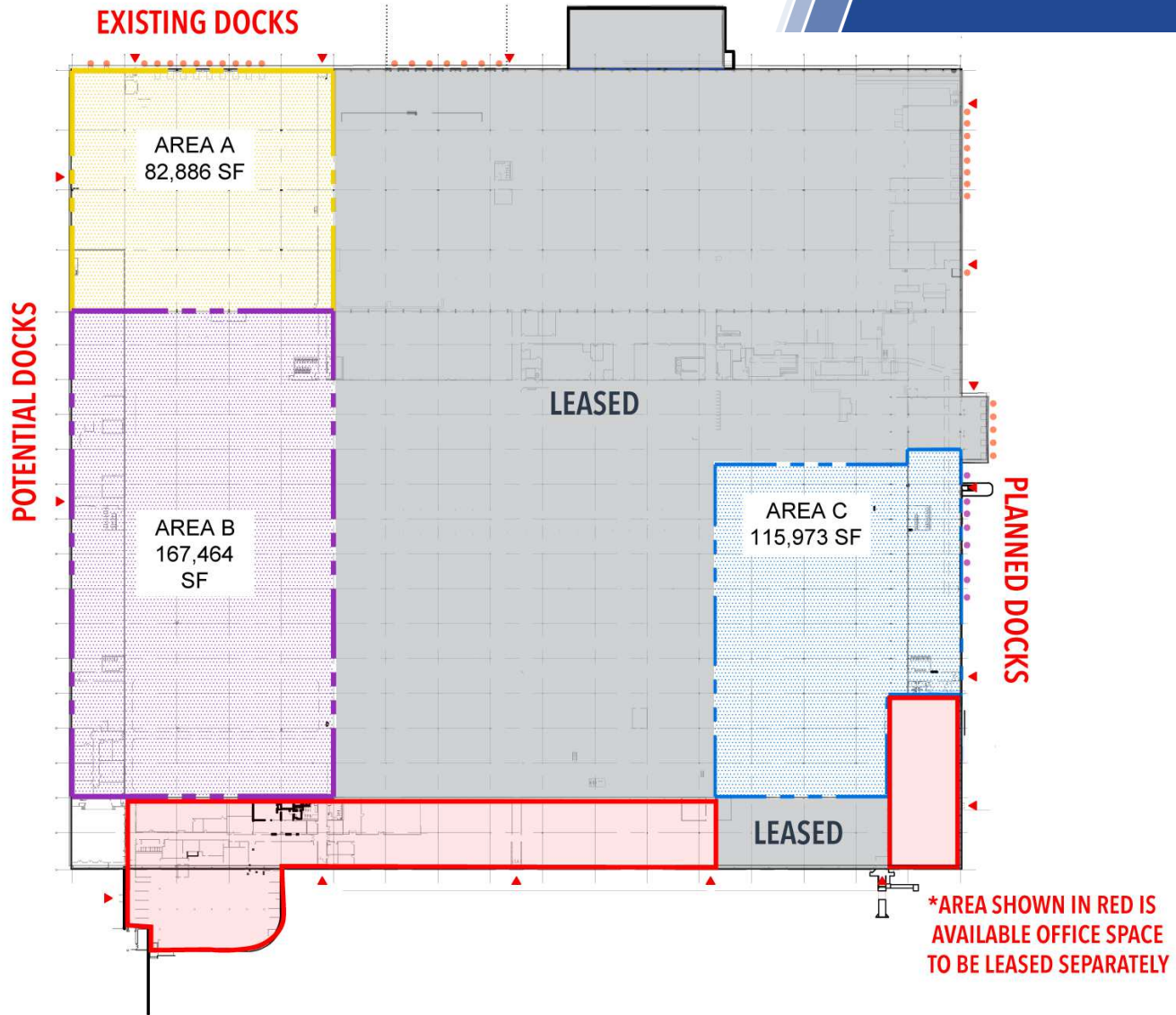
402.778.7520 | kstratman@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.







12500 I STREET
ADDITIONAL PHOTOS



KEVIN STRATMAN, CCIM, SIOR

402.778.7520 | kstratman@investorsomaha.com

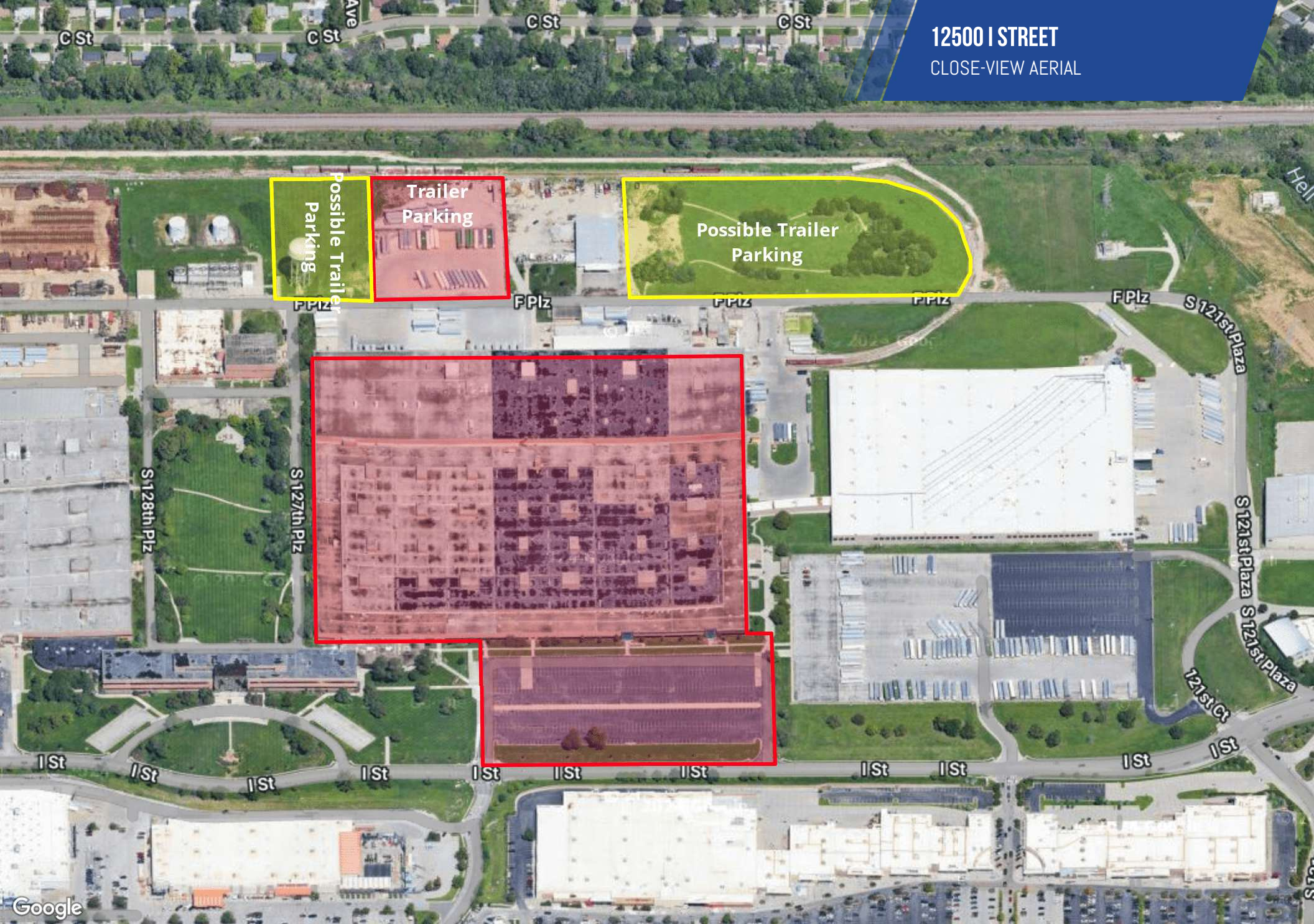
RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



12500 I STREET
CLOSE-VIEW AERIAL



Possible Trailer
Parking

Trailer
Parking

Possible Trailer
Parking

KEVIN STRATMAN, CCIM, SIOR

402.778.7520 | kstratman@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





SITE

Walmart
Sams CLUB
MILLARD LUMBER INC.
THE HOME DEPOT
First Interstate Bank
Wendy's
Holiday Inn EXPRESS

STARBUCKS COFFEE
Target
Pickleman's
QDOBA MEXICAN EATS
Jason's deli
noodles Company
ULTA BEAUTY
five BELOW

ROSS DRESS FOR LESS
Cheddar's
OLD NAVY
WORLD MARKET
SHOE CARNIVAL
T-Mobile

NORTHWEST COMMUNITY COUNCIL

DISNEY

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/Geo

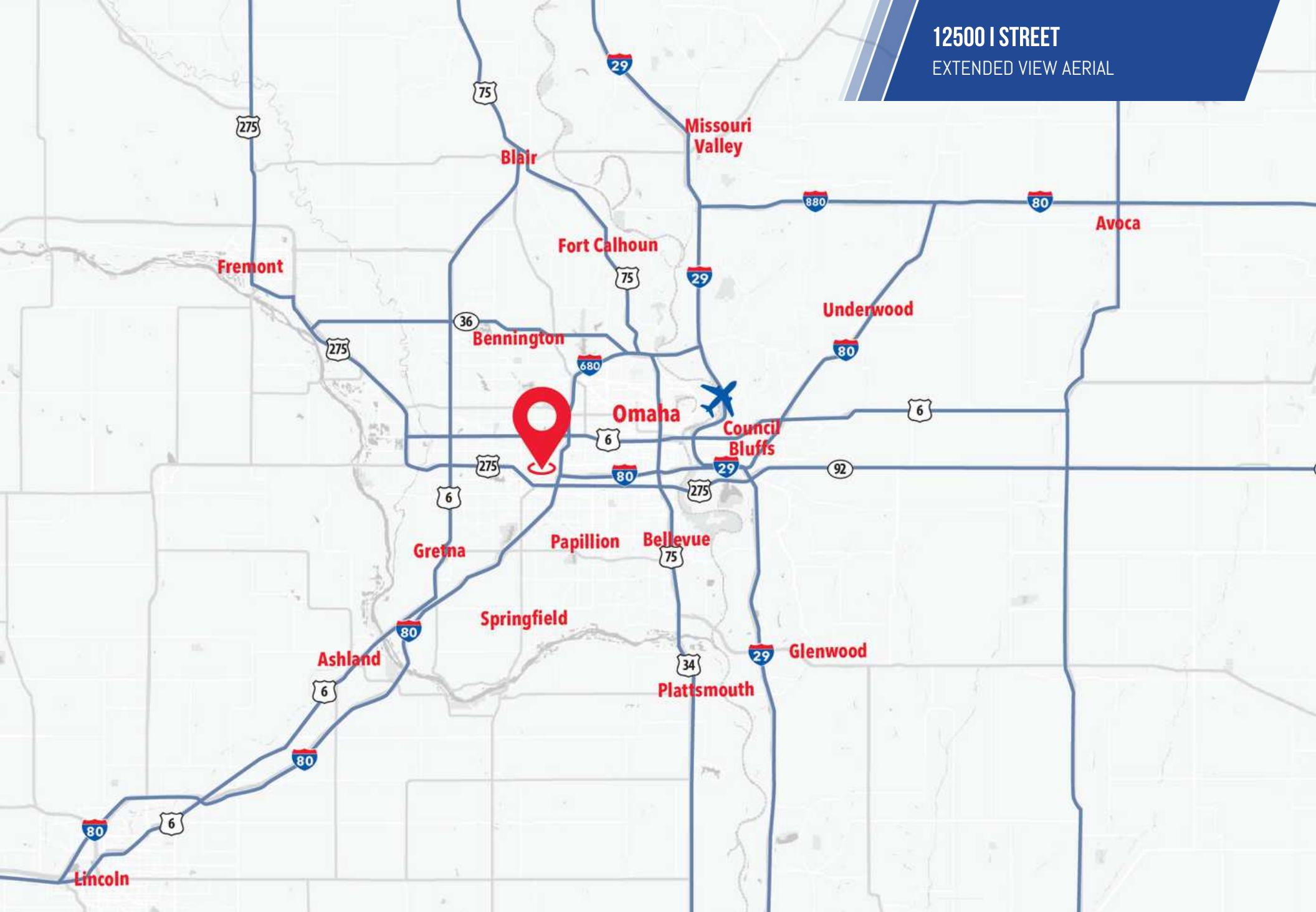
KEVIN STRATMAN, CCIM, SIOR

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7520 | kstratman@investorsomaha.com 402.778.7557 | rzabrowski@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





KEVIN STRATMAN, CCIM, SIOR

402.778.7520 | kstratman@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

