



48,920 SF FOR SALE

**14306 INDUSTRIAL ROAD**

**OMAHA, NE 68144**



**CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY

# 14306 INDUSTRIAL ROAD

## OMAHA, NE 68144

### Property Highlights

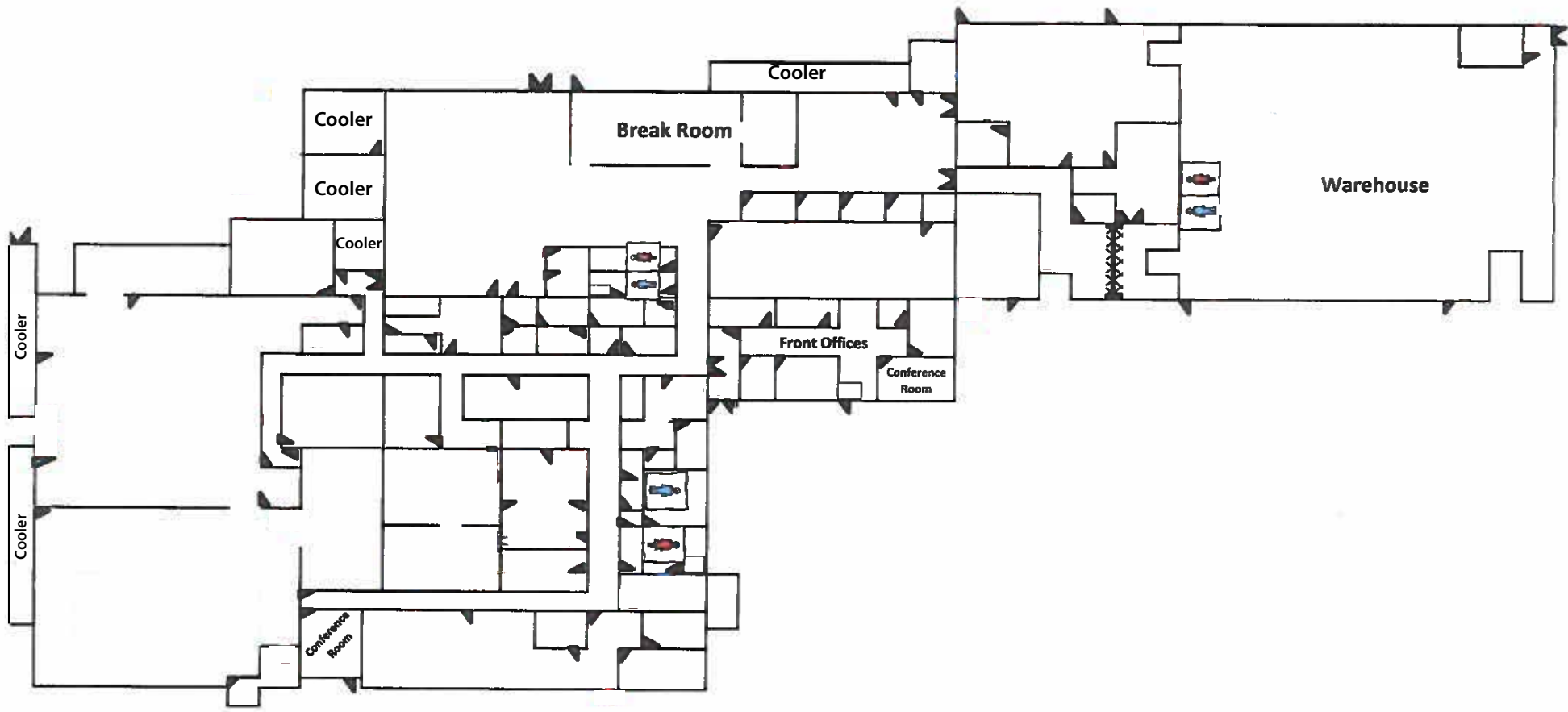
Rare opportunity to acquire a flexible 48,920 SF industrial building, centrally located along highly travelled Industrial Road corridor. The property was most recently utilized for R&D and features a mix of office, warehouse, and light manufacturing/assembly area. The eastern portion of the building includes a 10,000+ SF warehouse addition with 19'-25' clear height and a large drive in door. The building's layout and infrastructure make it attractive for technology, lab, and innovation-focused operations, while also allowing for easy conversion to a more traditional industrial or warehouse configuration.

|                        |                            |
|------------------------|----------------------------|
| Building Size:         | 48,920 SF                  |
| Sale Price:            | \$6,250,000                |
| Price/SF               | \$127                      |
| Year Built/Renovated   | 1982/2009                  |
| Site Area:             | 3.21 AC                    |
| Zoning:                | GI - General Industrial    |
| Building Construction: | Steel frame/metal          |
| OH Door:               | One 10' x 14', One 6' x 8' |
| Power:                 | 480V 3Phase                |
| Roof:                  | 2021                       |

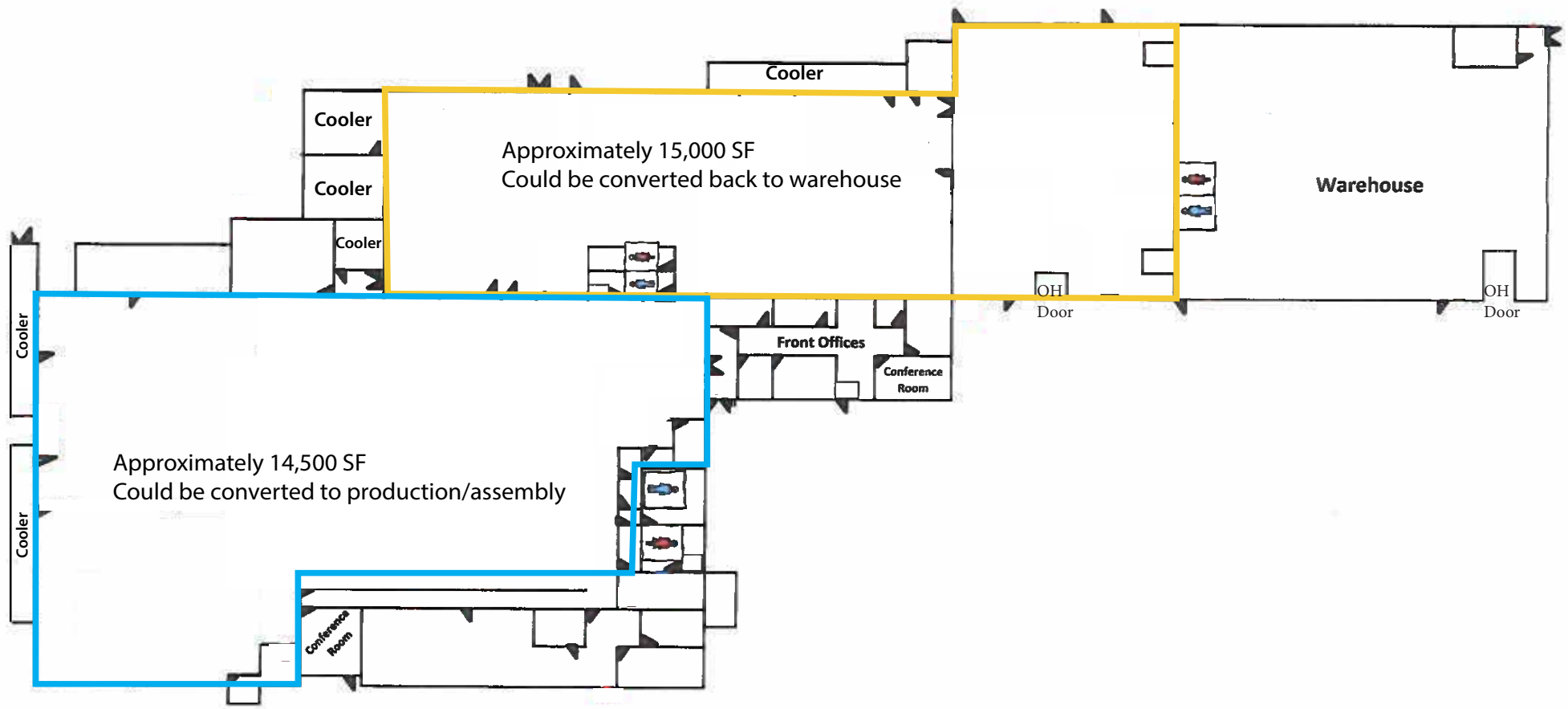


# FLOOR PLAN

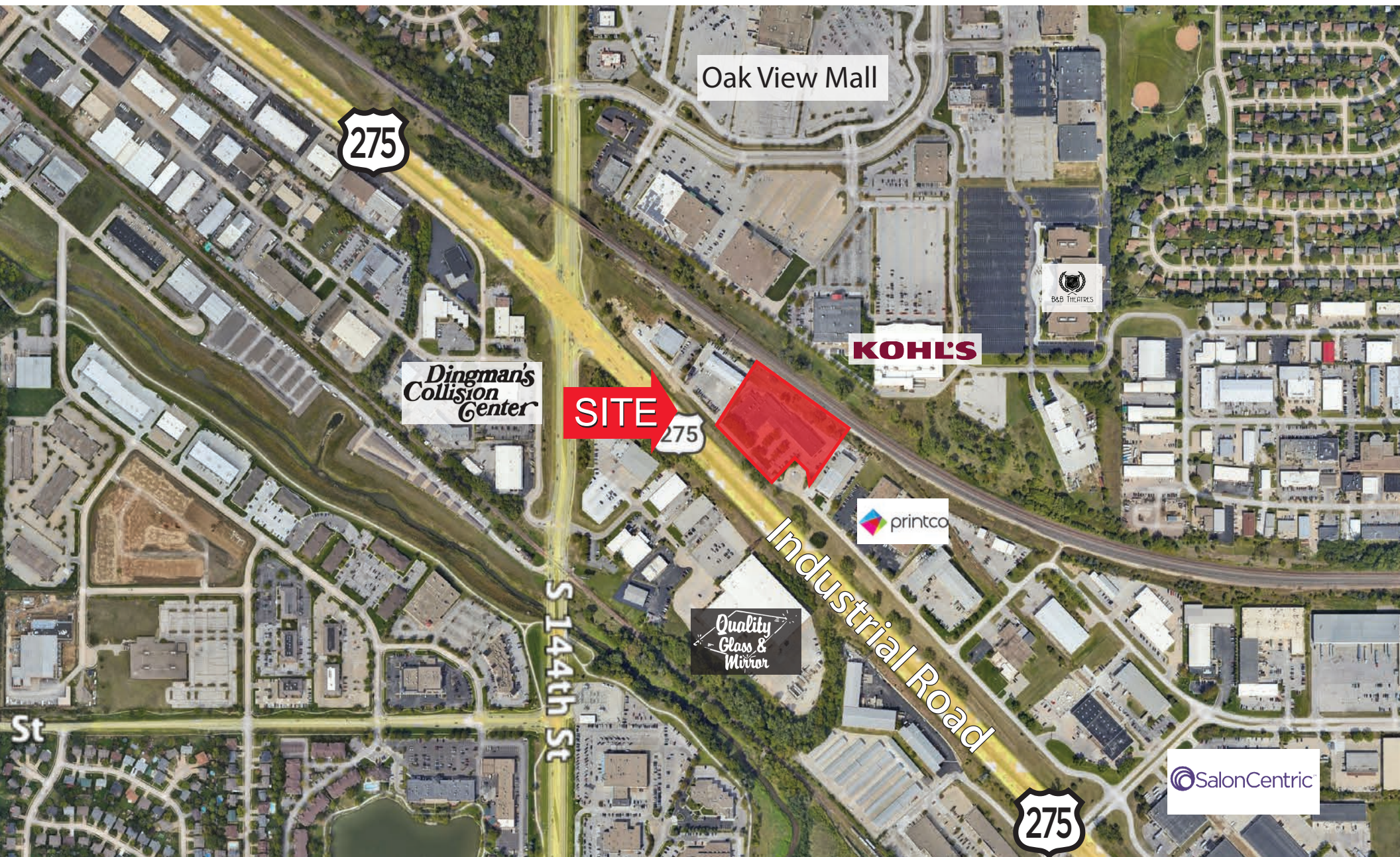
48,920 SF



# FLOOR PLAN - CONCEPTUAL



# PROPERTY AERIAL





## FOR MORE INFORMATION, CONTACT:

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