

Heavy Industrial Space For Sale

\$1,700,000

4808 S 26th Street

Total Bldg 27,480 SF Outside Storage ~ 10,000 SF



Note: All measurements are approximate, not drawn to scale.

Garage 6,020 SF with 22' Ceiling, Hoists, Floor Drains, Radiant Heat Overhead Door 20' x 14'

Second Floor Storage 6,020 SF 2 Leased Bays 3,200 SF Each 16' Ceiling Overhead Doors 14' x 12'

Main Floor Showroom Conf Room Offices Kitchen Warehouse Radiant Heat HVAC

Billboard Lease Income Excellent Location off Kennedy Freeway (Hwy 75) & "L" Street!

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Gary Kuklin—Associate Broker

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Commercial

331 Village Pointe Plaza

Omaha NE 68118



Features:

Billboard Revenue & Large Highly Visible Wall Advertising

- Centrally Located - Traffic 87,000 VPD
- Minutes off the Kennedy Fwy & L St
- Zoned Heavy Industrial

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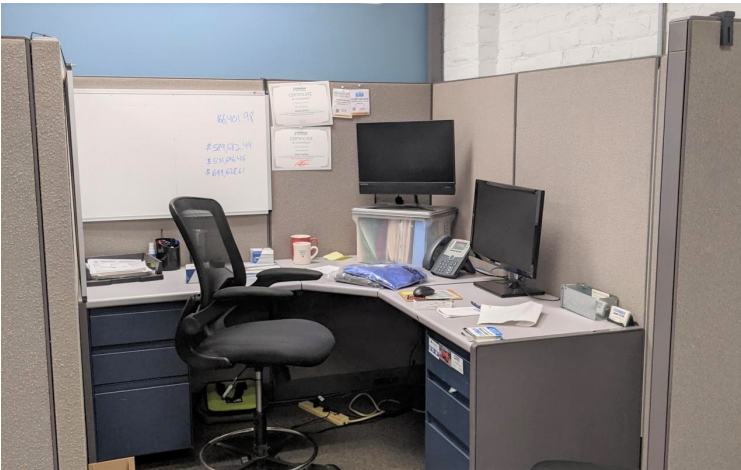
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Warehouse & Showroom: 105' x 80'

Conference Room: 20' x 15'

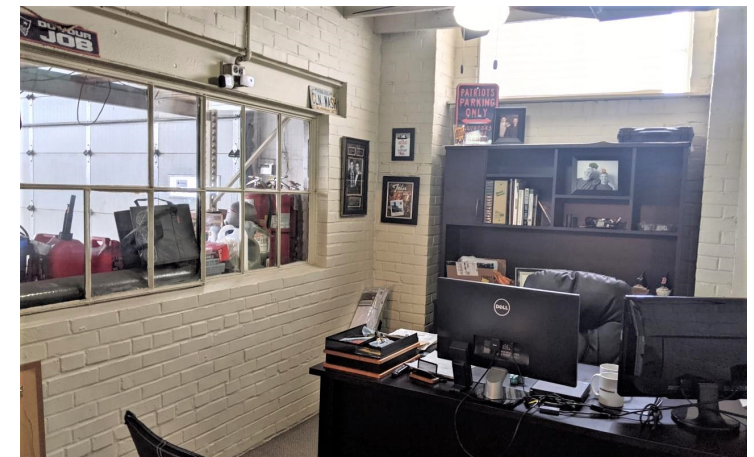
Kitchen: 8' x 15'

Shower: 8' x 15'

Offices: (2) Approx. 8' x 15' plus safe

(4) Cubicles 8' x 6'

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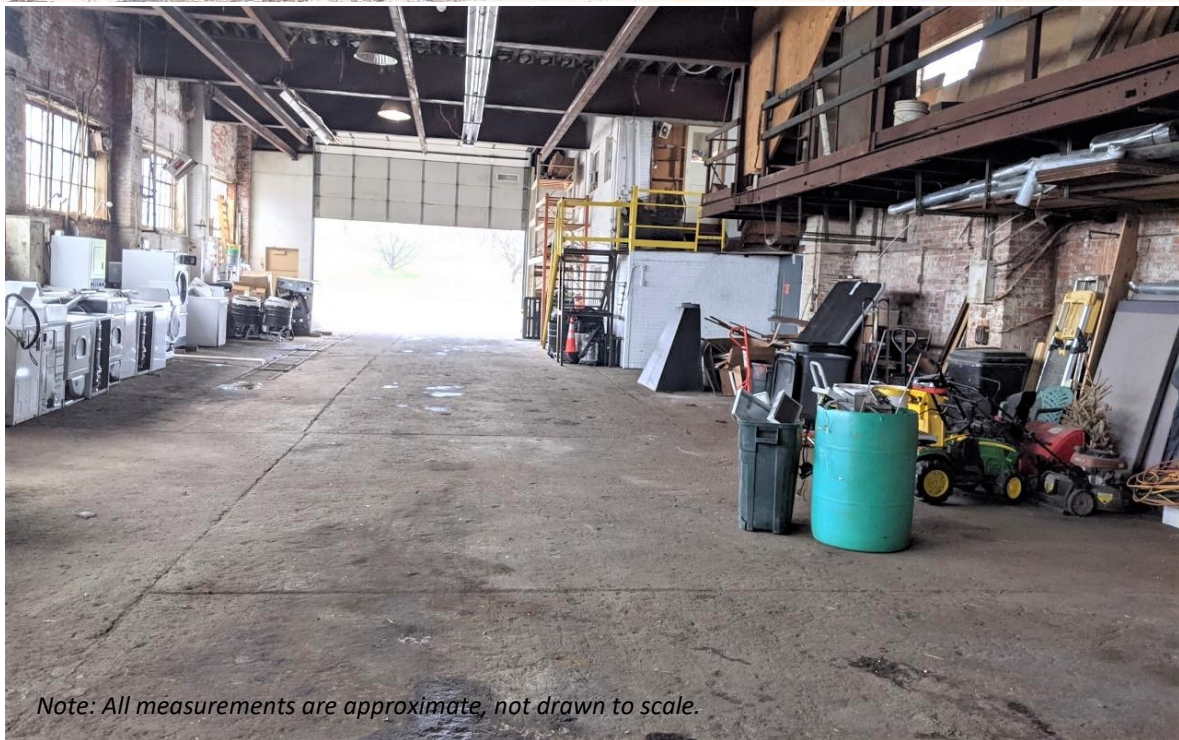
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Garage Space 43' x 140' Height 22' Total SF 6,020



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Garage Door 20' x 14'

**Garage Roll Up Door
opens to outside storage
area.**



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**Warehouse Receiving/
Shipping and Parts
Backstock Area**

Four Dock Doors

8' x 8' Each



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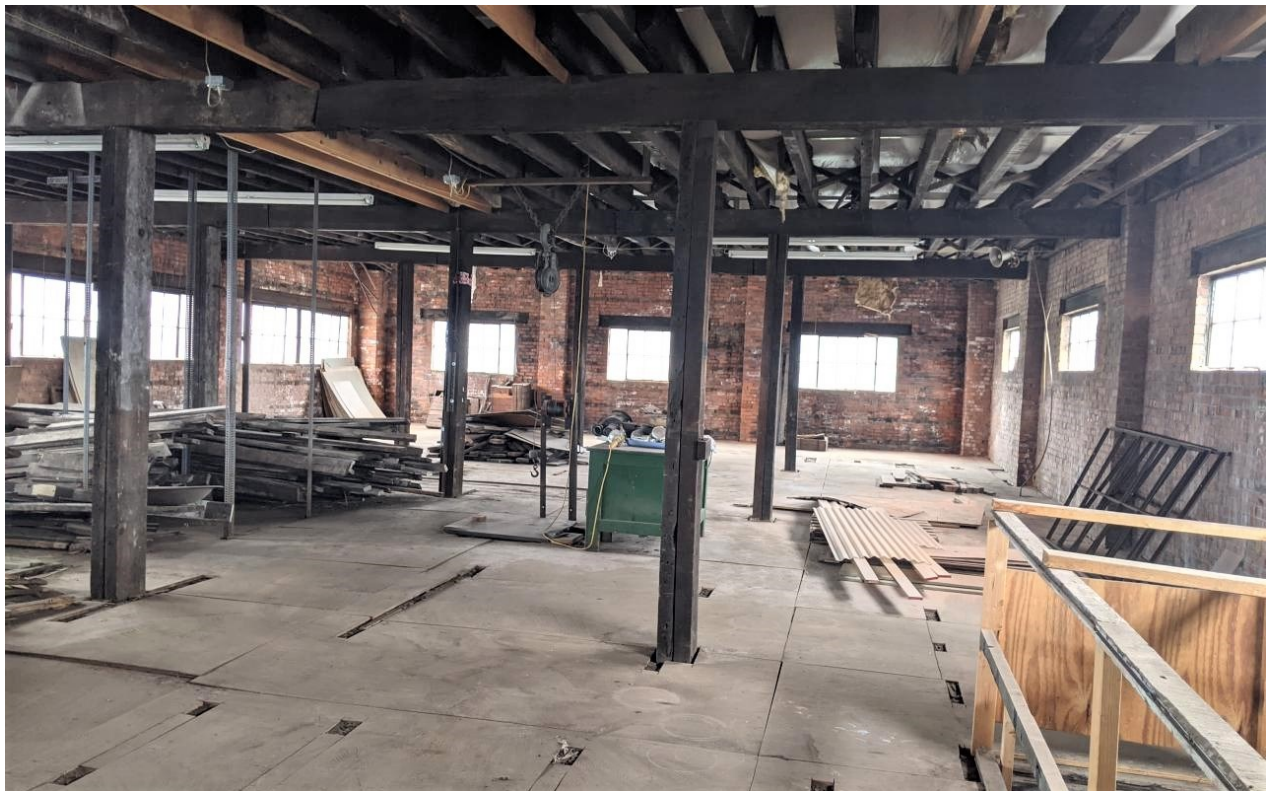


Large Parts Area with Shelving

**Second Floor
Storage Area**

9' Ceiling

6,020 SF



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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single/multi-tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single/multi-tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure, you agree to release Berkshire Hathaway HomeServices Ambassador Real Estate and Gary Kuklin Associate Broker and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single/multi-tenant property.