

AVAILABLE FOR SALE

14901 CHANDLER ROAD

OMAHA, NEBRASKA



**EXCELLENT INVESTMENT
OPPORTUNITY WITH A NEW
10-YEAR LEASE IN PLACE!**

NK JOHNSON
COMMERCIAL REAL ESTATE ADVISORS

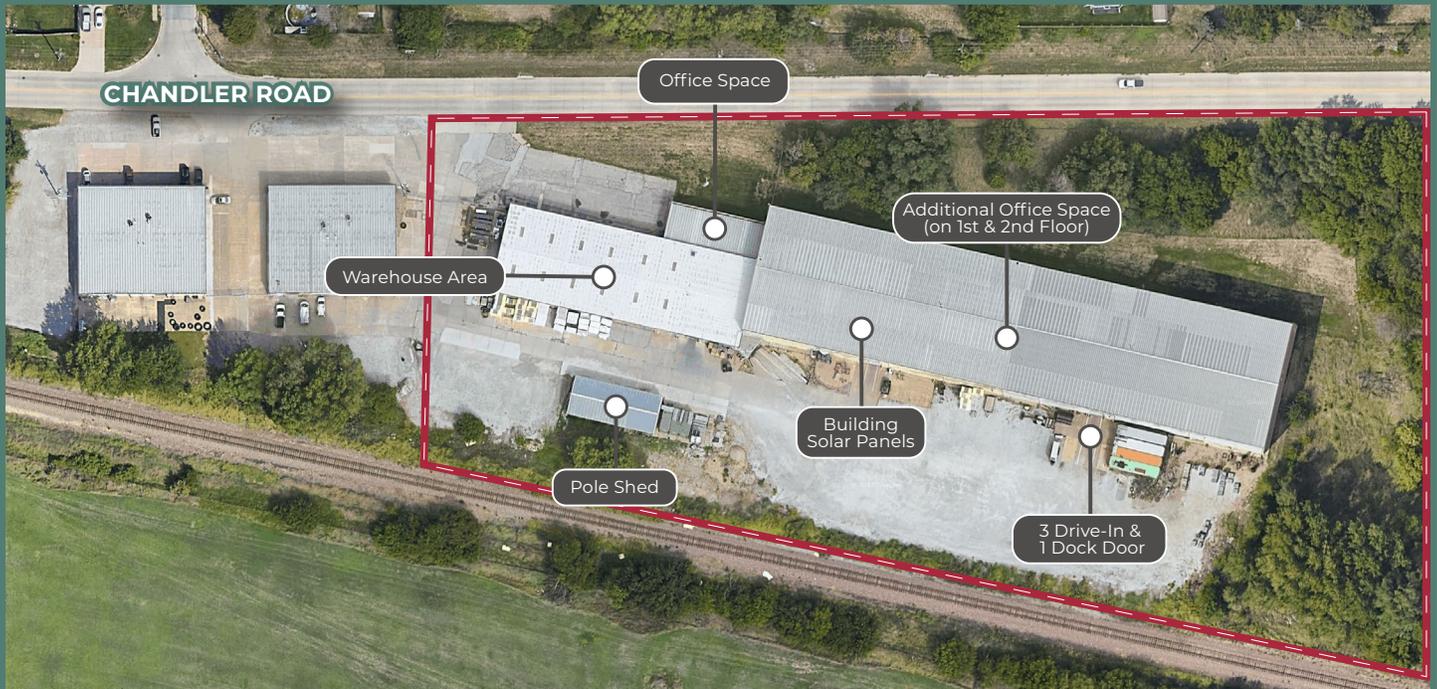
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14901 Chandler Road: Site Description

Omaha, Nebraska



LOT PRICING & INFORMATION

TOTAL SQUARE FEET 58,404 Square Feet

OFFICE

- 3,284 SF on west end of the building
- Additional shop office space on two levels within the warehouse area
- Mezzanine (2nd level) is excluded from gross building size

LOT SIZE

5.34 acres, 4:1 Land/Building Ratio

YEAR BUILT

- 1979 - West-end warehouse and office section completed
- 1998 - East warehouse section completed

CONSTRUCTION TYPE

Majority of the building is pre-engineered steel structure with metal panel exterior and standing seam metal roof cover

EAVE HEIGHTS

- 28' with 30' column spacing in middle and east warehouse
- 16' with 25' column spacing with 50' spacing along the central ridge in west warehouse
- 14' in office section

DOCK/DRIVE IN DOORS

- 3 Drive-in doors, 1 Dock-high door
- Three steel bridges attach to the roof structure hold 5-590 compacity hoists

SOLAR ENERGY

\$250,000 worth of solar panels installed in 2024 with 30-year life. Panels provide 50% of the energy for the building.

ADDITIONAL BUILDING INFO

A 2,100-square foot pole shed is located on the south side of the site

ZONED

IGM (General Manufacturing)

SALE PRICE

\$6,500,000* (\$111/PSF)
\$7/PSF NNN with 2.5% increases

**New 10-Year Lease in Place with Threaded Fasteners, Inc.*

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14901 Chandler Road: Building Photos

Omaha, Nebraska



Reception Area (West Side)



Warehouse Area



Load Area & Second Floor Office Space



View to the West



Pole Shed on South Side of Building



Solar Panels



FOR MORE INFORMATION, PLEASE CONTACT:

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