

13255 CENTECH ROAD

148,541 SF | \$16,795,000

13255 CENTECH ROAD, OMAHA, NE 68138



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

SALE PRICE:	\$16,795,000
Building Size:	148,541 SF
Price / SF:	\$113.07
Lot Size:	13.22 Acres
Property Type:	Industrial
Year Built:	1996/2002/2009
Zoning:	I-1 - Light Industrial

PROPERTY OVERVIEW

A unique owner-user opportunity to acquire a highly visible 148,000 SF industrial facility in the thriving Sarpy West submarket. Featuring a versatile combination of dock-high and drive-in loading, quality office finishes, and an active BNSF rail spur, the property offers functionality that is increasingly difficult to find in today's market.

PROPERTY HIGHLIGHTS

- Opportunity for prominent building signage visible to approximately 34,175 vehicles per day along Interstate 80
- Active BNSF rail spur
- Recently replaced roof on the main building addition
- Drive-through capability for semi-truck loading and unloading
- Dock-high loading on both sides of the building
- Dedicated truck maintenance building with an integrated wash bay
- Mezzanine storage above the office areas

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BUILDING INFORMATION

Building Size	148,541 SF
Office SF	18,500 SF
Ceiling Height	20 - 26 ft
Column Spacing - Original Building	32'6" X 56'
Column Spacing - Addition	35' X 55'
Year Built	1996/2002/2009
Floor Drains	Yes
Construction Type	Metal
Roof Type	TPO and Metal
Dock Doors	12 (8' X 10')
Rail Doors	5 (8' X 10')
Drive-In Doors	2 (16' X 8') 5 (20' X 16') 4 (20' X 14') 2 (14' X 14')

SITE INFORMATION

Cross-Streets	132nd & Giles Rd
County	Sarpy
Zoning	I-1 - Light Industrial
Lot Size	13.22 Acres
Location Description	132nd & Giles Rd
Rail Access	Yes - BNSF

UTILITIES & AMENITIES

Power	OPPD
Power Description	480V 3ph
Gas	MUD
Sprinkler	Wet
Heating	GFA
Air Conditioning	Office Only

OFFERING SUMMARY

SALE PRICE:	\$16,795,000
Property Type	Industrial

PARKING & TRANSPORTATION

Number Of Spaces	110
Parking Type	Surface
Trailer Parking	40 (double stacked)

DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,503	173,730	584,253
Total Households	24,563	69,957	232,669
Average HH Income	\$115,549	\$122,557	\$120,325

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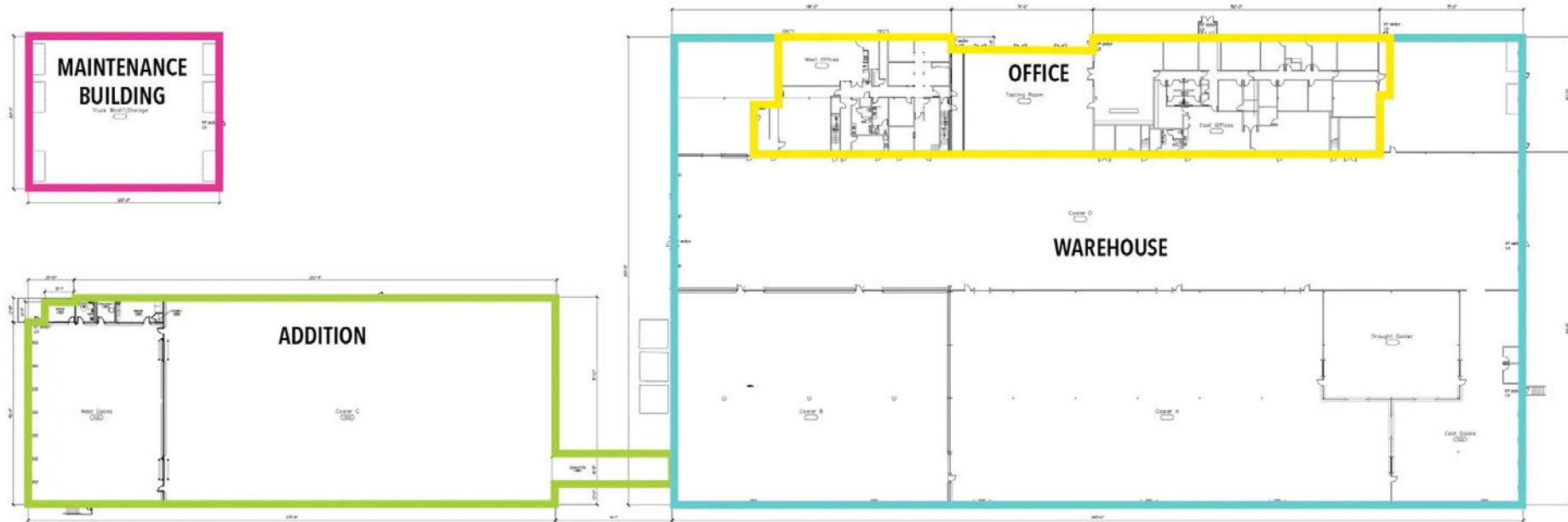
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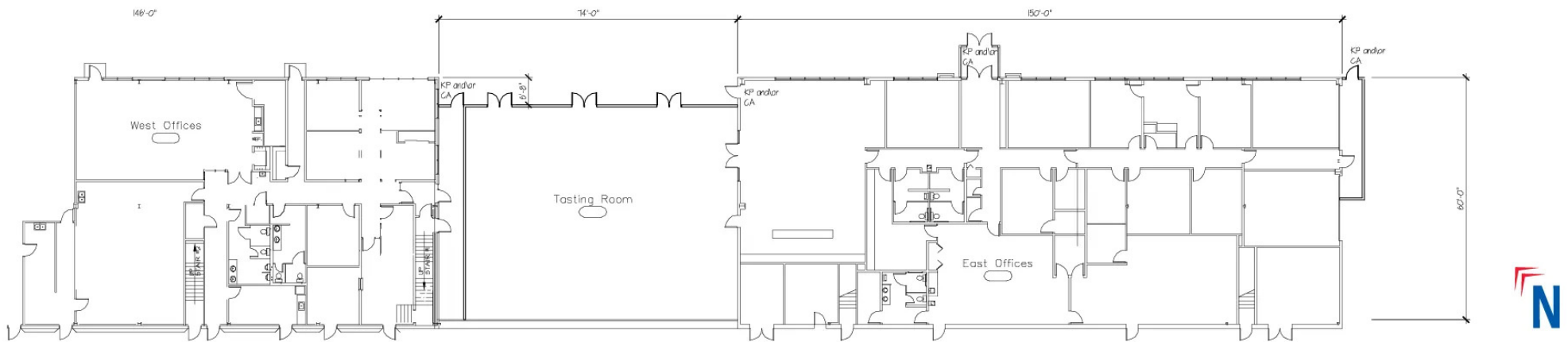
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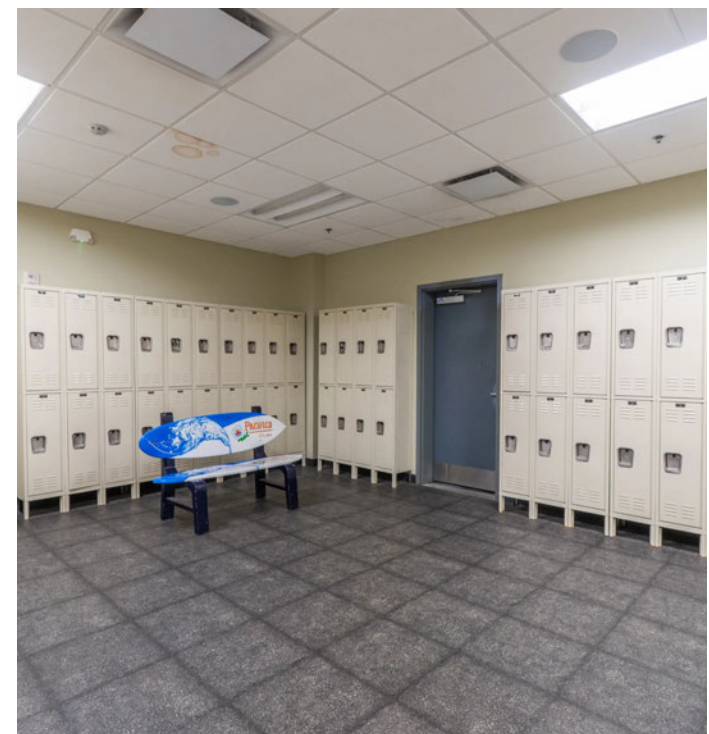


OFFICE





13255 CENTECH ROAD OFFICE PHOTOS



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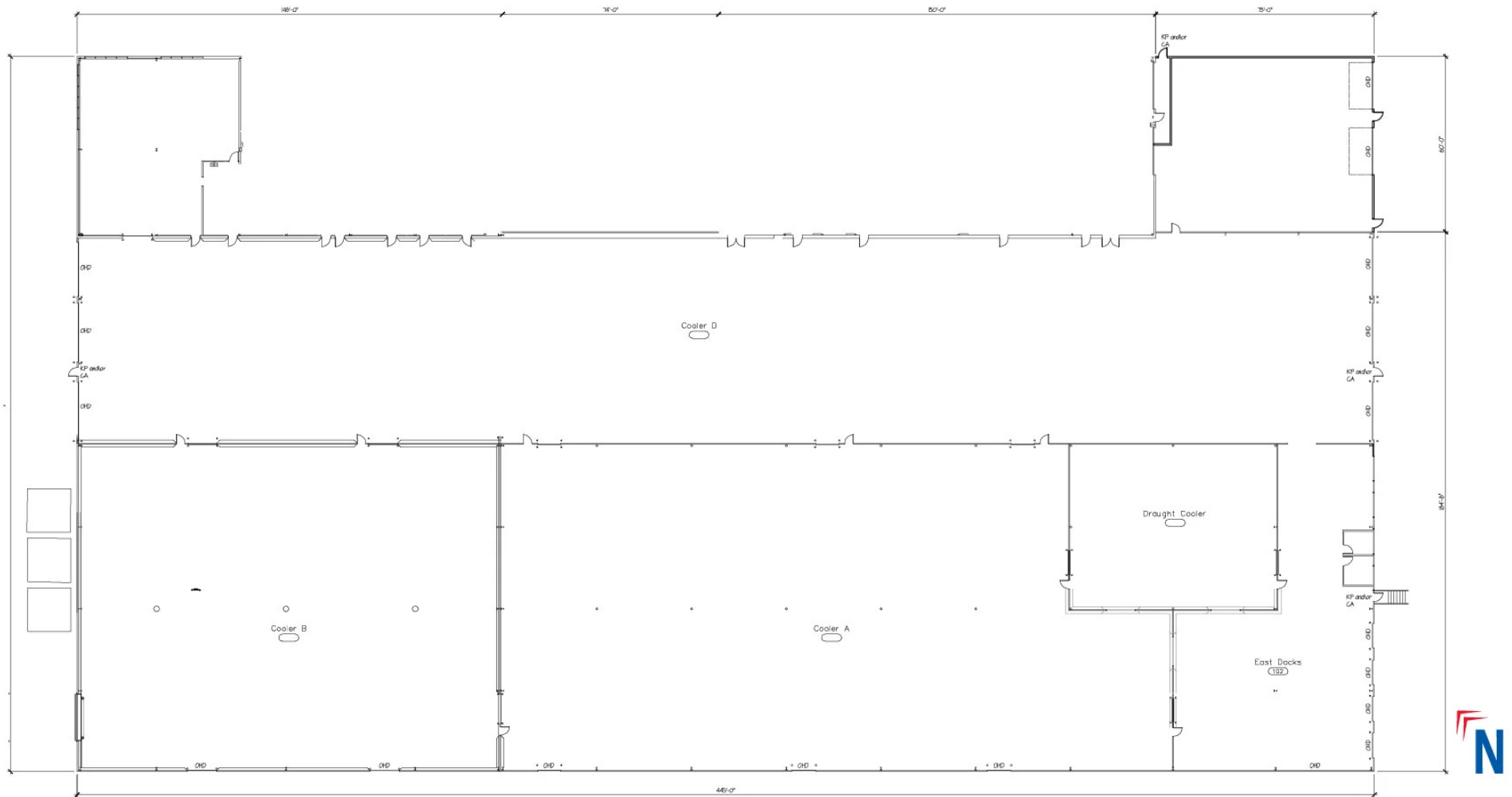
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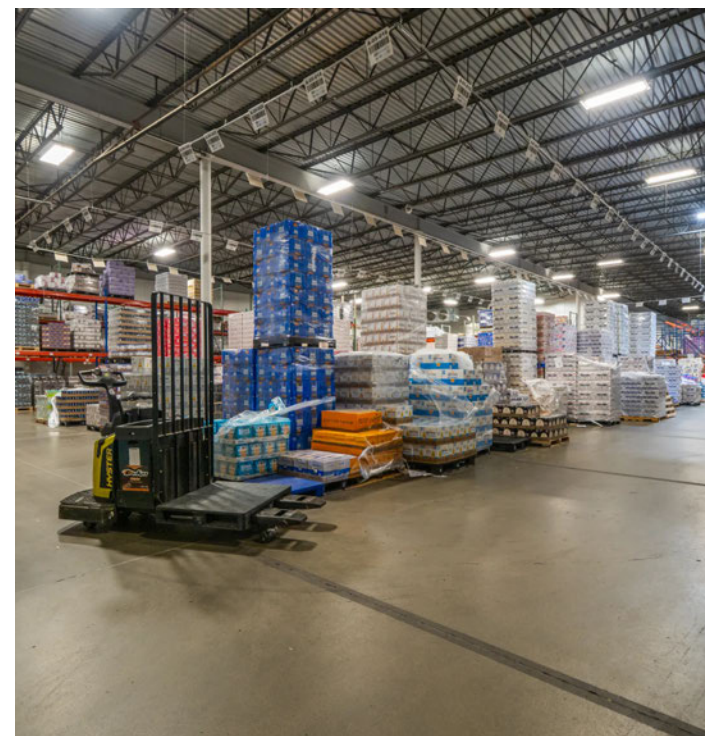


WAREHOUSE





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WAREHOUSE PHOTOS



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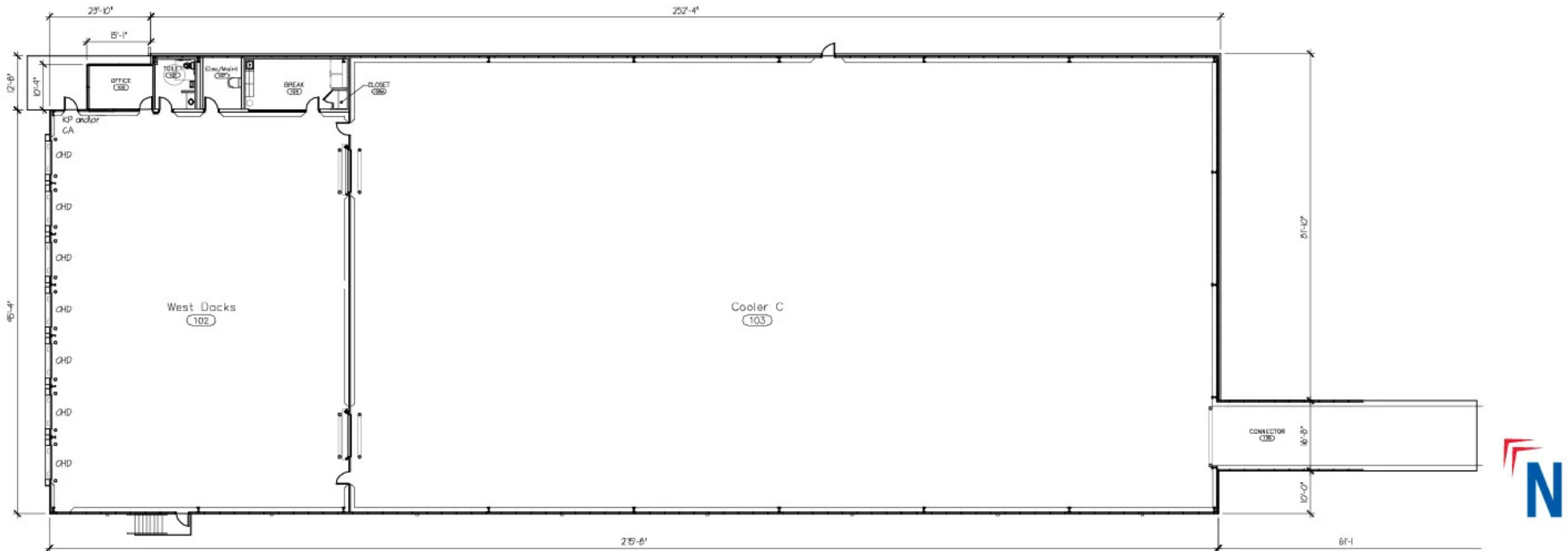
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ADDITION





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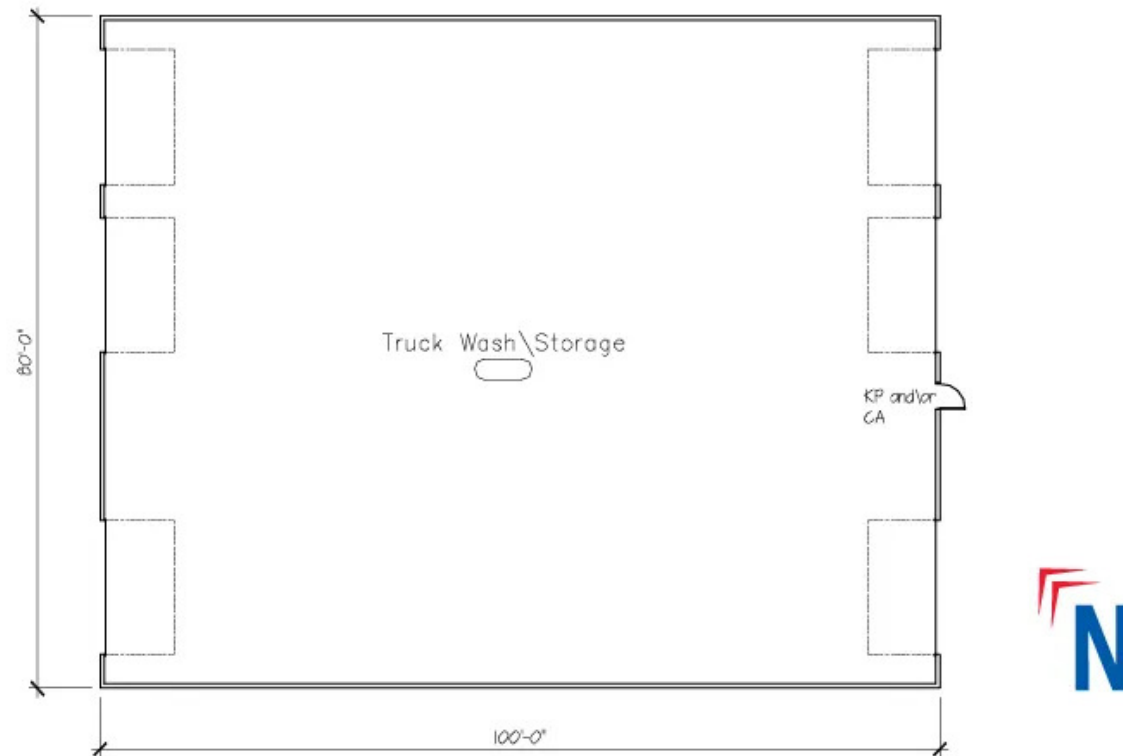
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MAINTENANCE BUILDING





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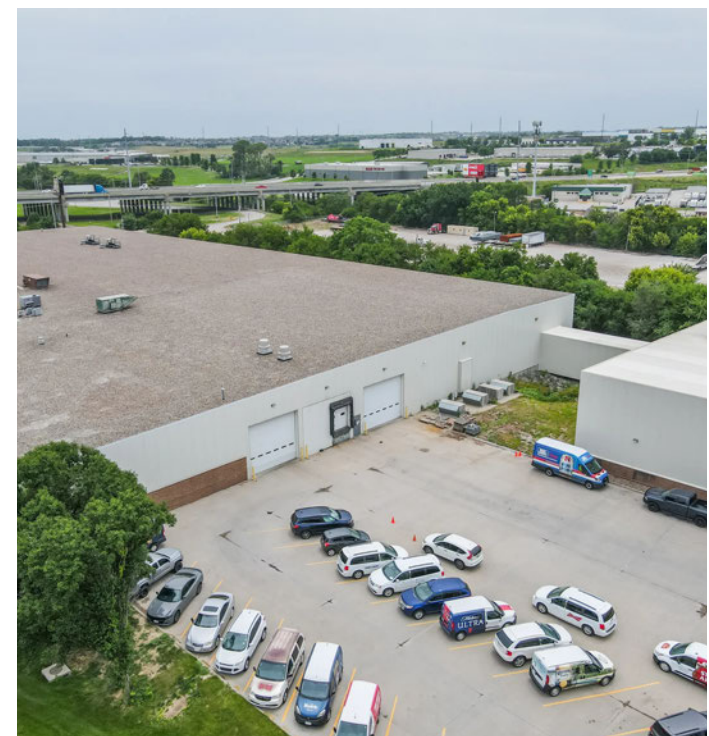
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EXTERIOR PHOTOS



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SITE PLAN



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RETAILER MAP

SITE

Groundworks Foundation
Repair Omaha

State Steel of Omaha

Nebraska Welding Ltd

Millard Sprinkler

Cabela's

Dr Pepper
Snapple Group

COSTCO

CLAA'S

PETIQ
Smarter Pet Health

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