



12012 Roberts Road | Papillion, NE 68128

PRICE REDUCED \$2,395,000

### Property Features

- Owner-Occupier Opportunity
- 12,100 SQFT Industrial Building
- Retail visibility and access for an industrial building
- First and Second floor office finish - second floor square footage not included in building square footage
- (5) 11' x 14' Overhead Doors
- (2) 10' x 14 Overhead Doors
- Two of the doors are glass structure to provide interior lighting for flex warehouse space

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## ADDRESS

12012 Roberts Road, Papillion, NE

## SIZE (SF)

12,100 SF

## ASKING PRICE

\$2,395,000.00

## BUILDING DETAILS

|                     |                          |
|---------------------|--------------------------|
| Building Size       | 12,100 SF                |
| Year Built          | 2005                     |
| OH Door Description | (5) 11'X14', (2) 10'X14' |
| Tenancy             | Single                   |
| Lot Size            | 1.00 AC                  |
| Zoning              | LI                       |

## LOCATION DETAILS

|                    |                        |
|--------------------|------------------------|
| Market             | Omaha / Council Bluffs |
| Submarket          | Papillion              |
| County             | Sarpy                  |
| Cross Streets      | 120th & Roberts Road   |
| Nearest Interstate | I-80                   |

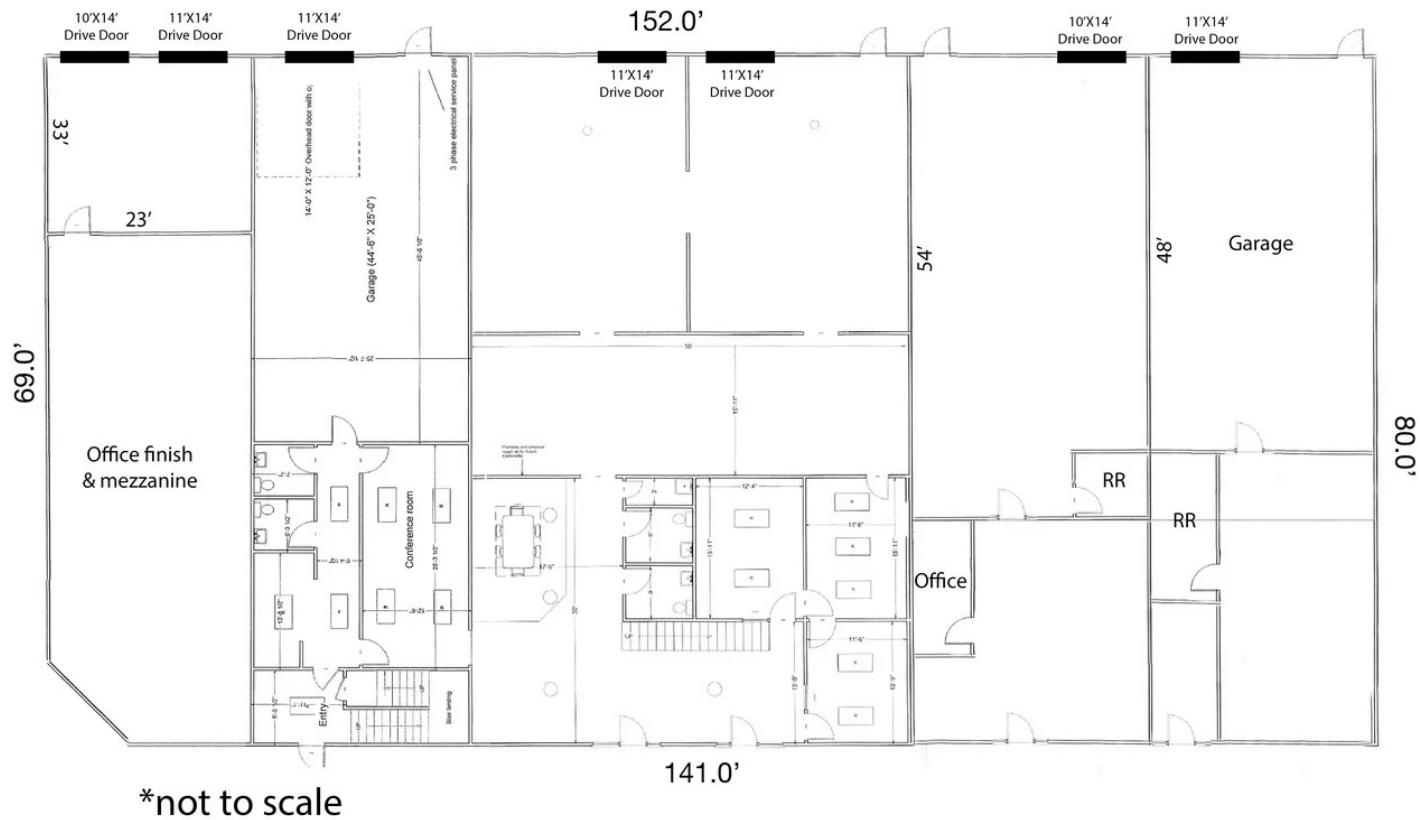
## DEMOGRAPHICS

### 1 MILE

### 3 MILES

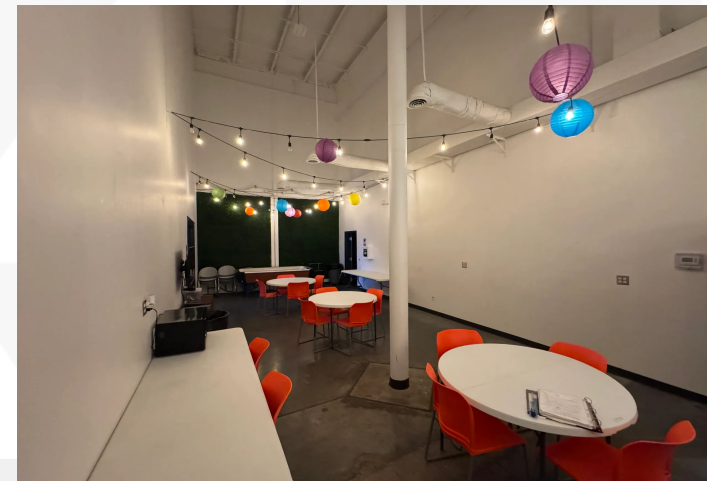
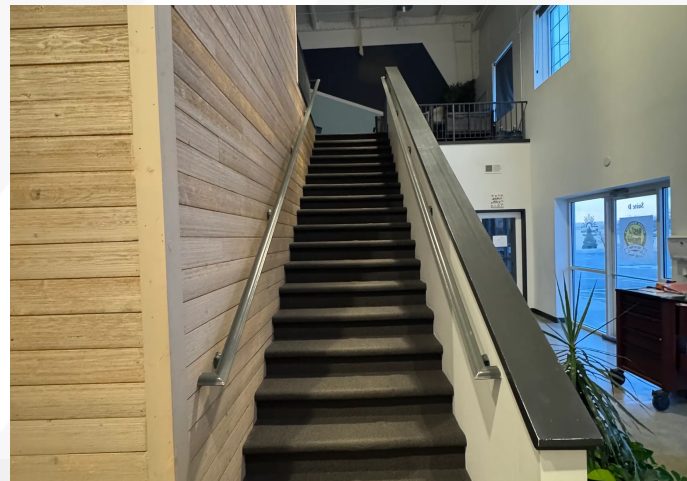
### 5 MILES

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| Total Households  | 424       | 25,306    | 69,354    |
| Total Population  | 1,341     | 55,989    | 167,859   |
| Average HH Income | \$140,714 | \$116,452 | \$122,931 |





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