

# Blair Data Center

256 East Grant Street | Blair, Nebraska



For Sale  
7,564 SF Data Center  
\$1,050,000

CBRE

# Property Overview

## Sale Price

\$1,050,000

## Building Size

7,564 SF

## Land Size

6.01 AC / 261,795.6 SF

## Highlights

- 12-inch reinforced concrete walls certified to sustain a direct hit from an F5 tornado
- Biometric security system available
- Copper was installed beneath the concrete floor in order to accommodate the installation of electrostatic dissipative flooring
- Potential to expand building to 40,000 SF
- 30 minute drive to Downtown Omaha
- Ability to add drive-in doors (see broker)

**Built in 2008, this 7,564 SF building was constructed to be a data center.** The building consists of 12-inch reinforced concrete walls (poured-in-place), is certified to sustain a direct hit from an F5 tornado and has a biometric security system available. It also has copper installed under concrete floor to accommodate the installation of electrostatic dissipative flooring. The building has a ceiling height of up to 12'3" and sits on 6.01 acres of land allowing the potential to expand to 40,000 SF.

**Located in Blair, Nebraska,** this property is a part of the Omaha metro area and is just 30 minutes from Downtown Omaha and an hour and a half from Lincoln, NE.

|                            |  |
|----------------------------|--|
| <b>Property Address</b>    | 256 East Grant Street<br>Blair, Nebraska                           |
| <b>Year Built</b>          | 2008   |
| <b>Construction</b>        | Reinforced concrete  |
| <b>Total Building Area</b> | 7,564 SF with potential to expand to 40,000 SF to the north & west |
| <b>Floors</b>              | One (1)  |
| <b>Clearance Height</b>    | 11' - 12'3"  |
| <b>Parking</b>             | 10 surface stalls  |
| <b>Land Area</b>           | 6.01 AC / 261,795.6 SF   |
| <b>Zoning</b>              | AML - Ag Light Industrial  |

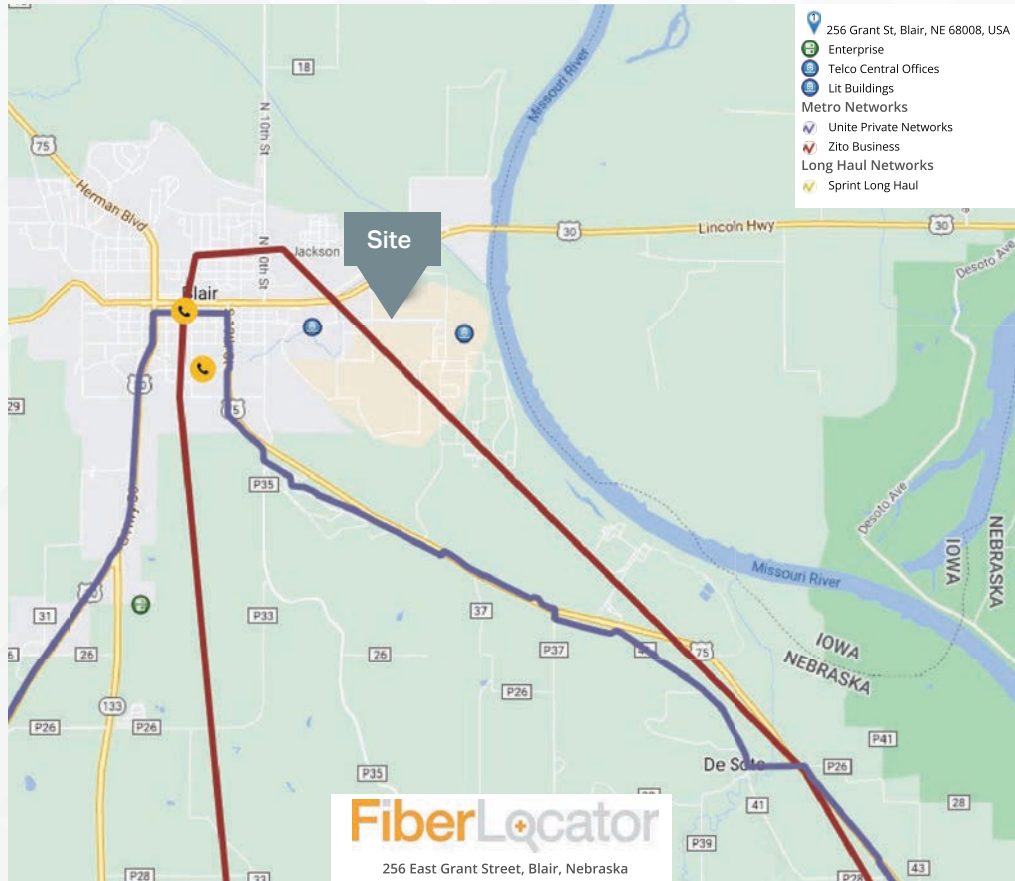


# Interior & aerial photos

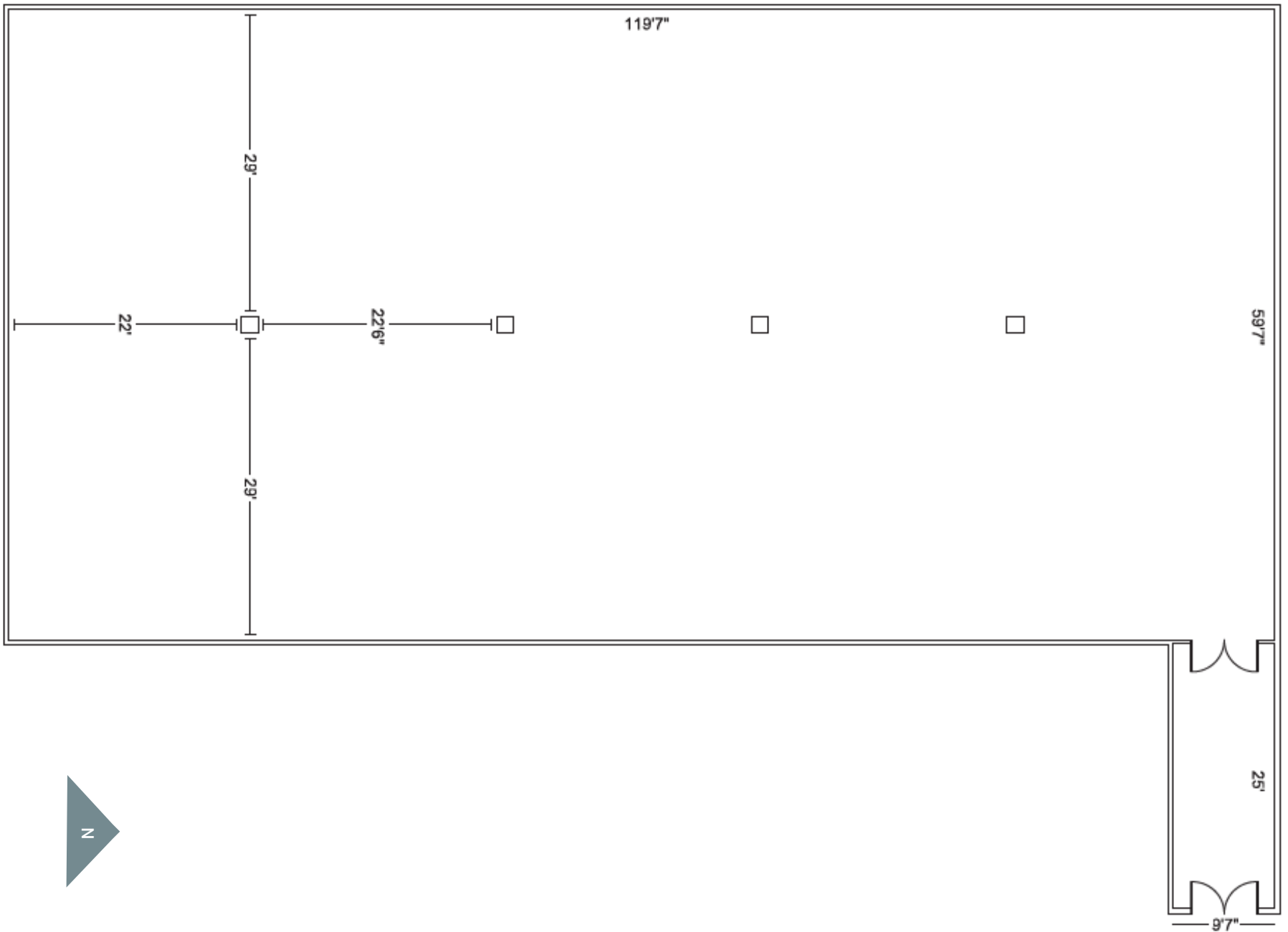




# Map & photos



# Building plan





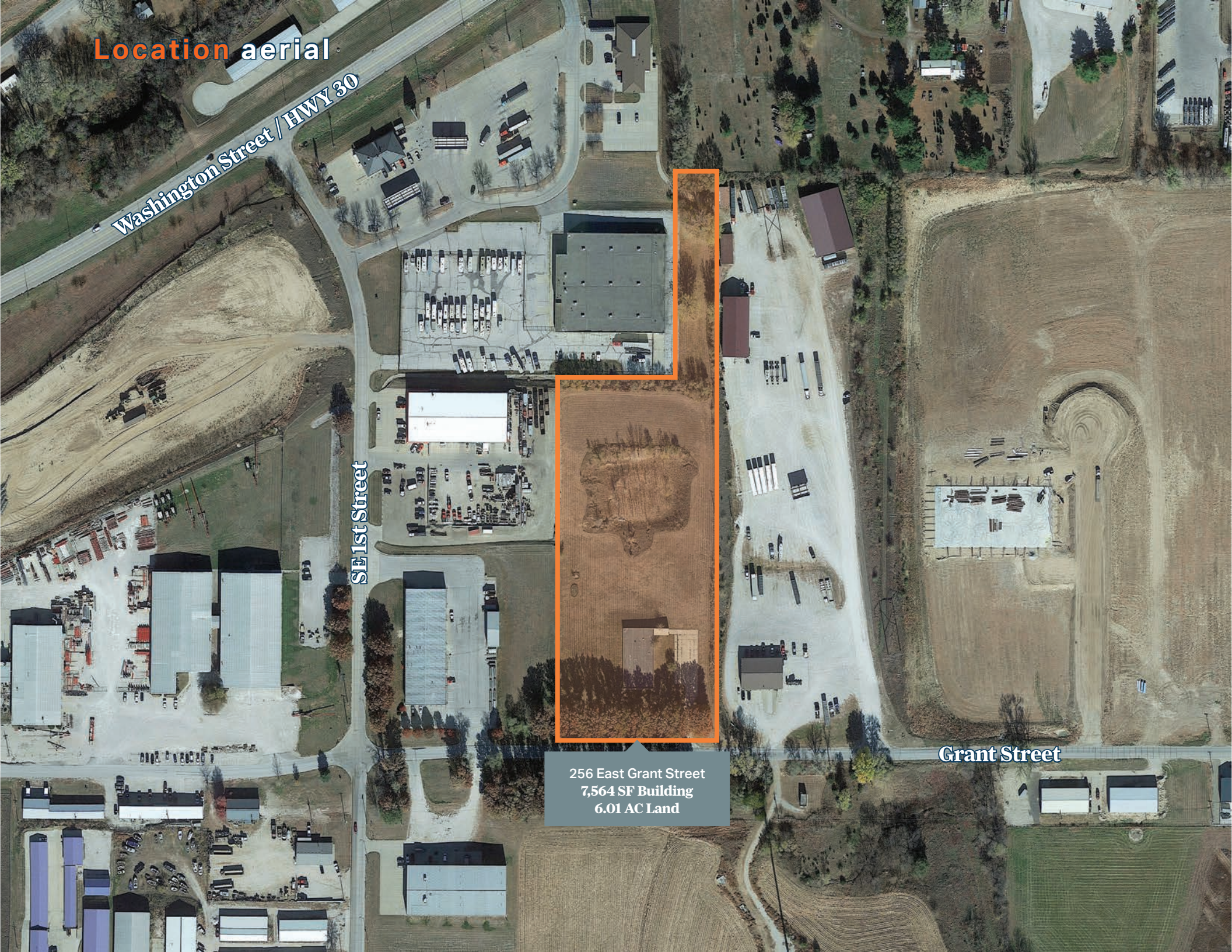
Location aerial

Washington Street / HWY 30

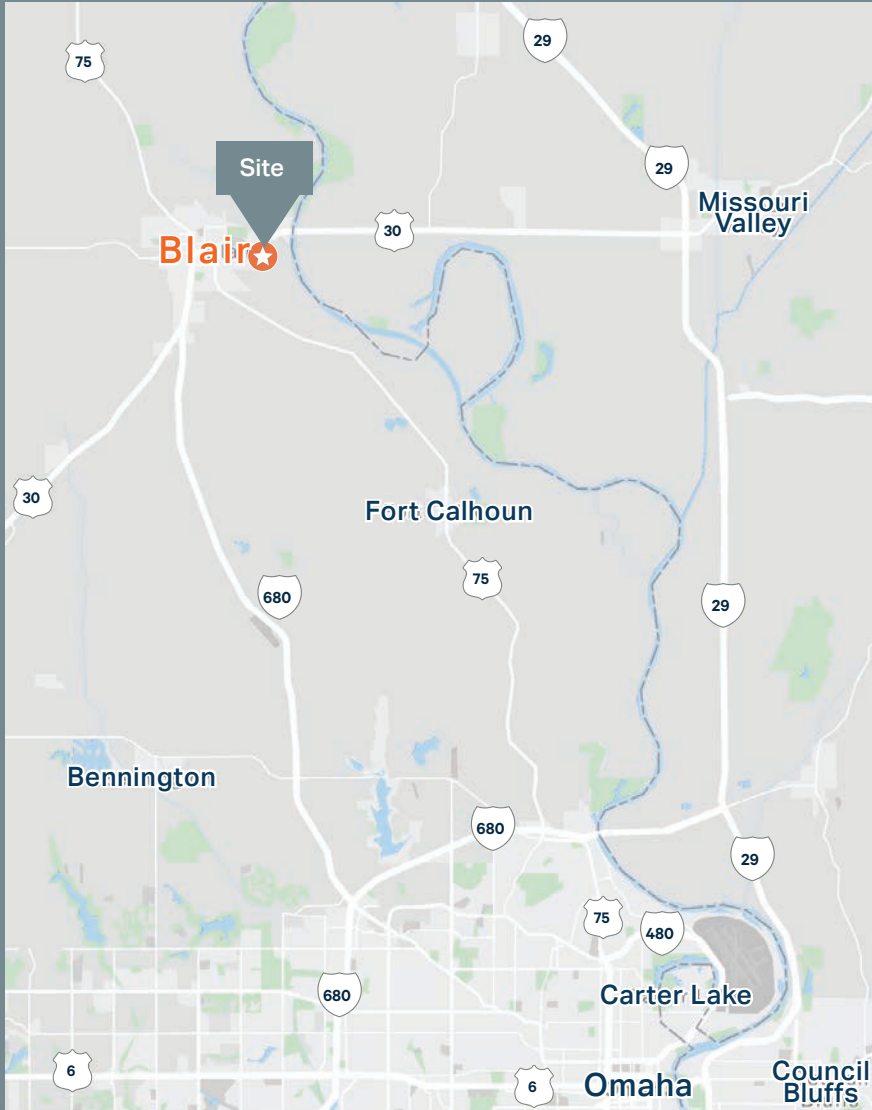
SE 1st Street

Grant Street

256 East Grant Street  
7,564 SF Building  
6.01 AC Land







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