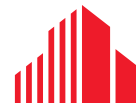




48,920 SF FOR SALE

14306 INDUSTRIAL ROAD

OMAHA, NE 68144



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY

# 14306 INDUSTRIAL ROAD

## OMAHA, NE 68144

### Property Highlights

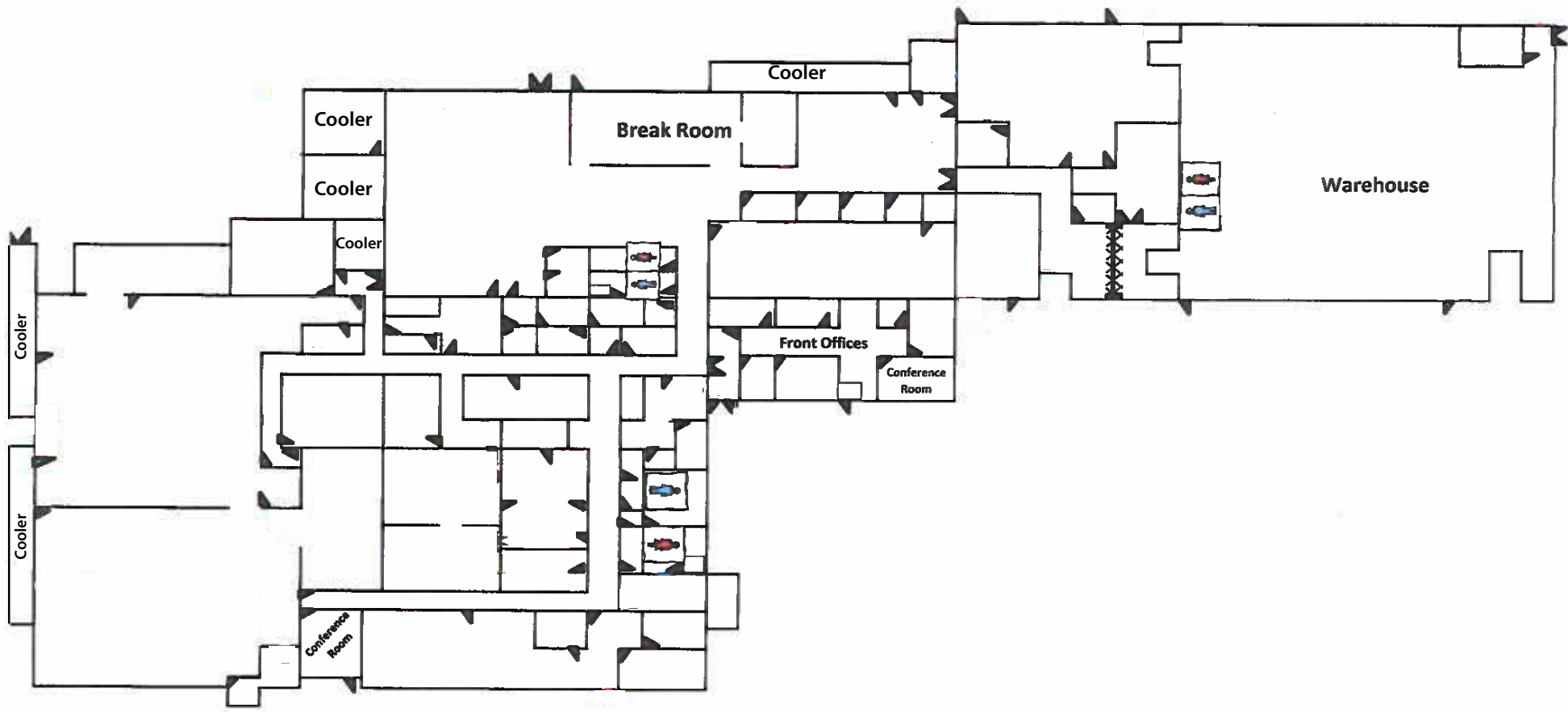
Rare opportunity to acquire a flexible 48,920 SF industrial building, centrally located along highly travelled Industrial Road corridor. The property was most recently utilized for R&D and features a mix of office, warehouse, and light manufacturing/assembly area. The eastern portion of the building includes a 10,000+ SF warehouse addition with 19-25' clear height and a large drive in door. The building's layout and infrastructure make it attractive for technology, lab, and innovation-focused operations, while also allowing for easy conversion to a more traditional industrial or warehouse configuration.

Building Size:	48,920 SF
Sale Price:	\$6,250,000
Price/SF	\$127
Year Built/Renovated	1982/2009
Site Area:	3.21 AC
Zoning:	GI - General Industrial
Building Construction:	Steel frame/metal
OH Door:	One 10' x 14', One 6' x 8'w
Power:	480 V 3 Phase
Roof:	New 2021



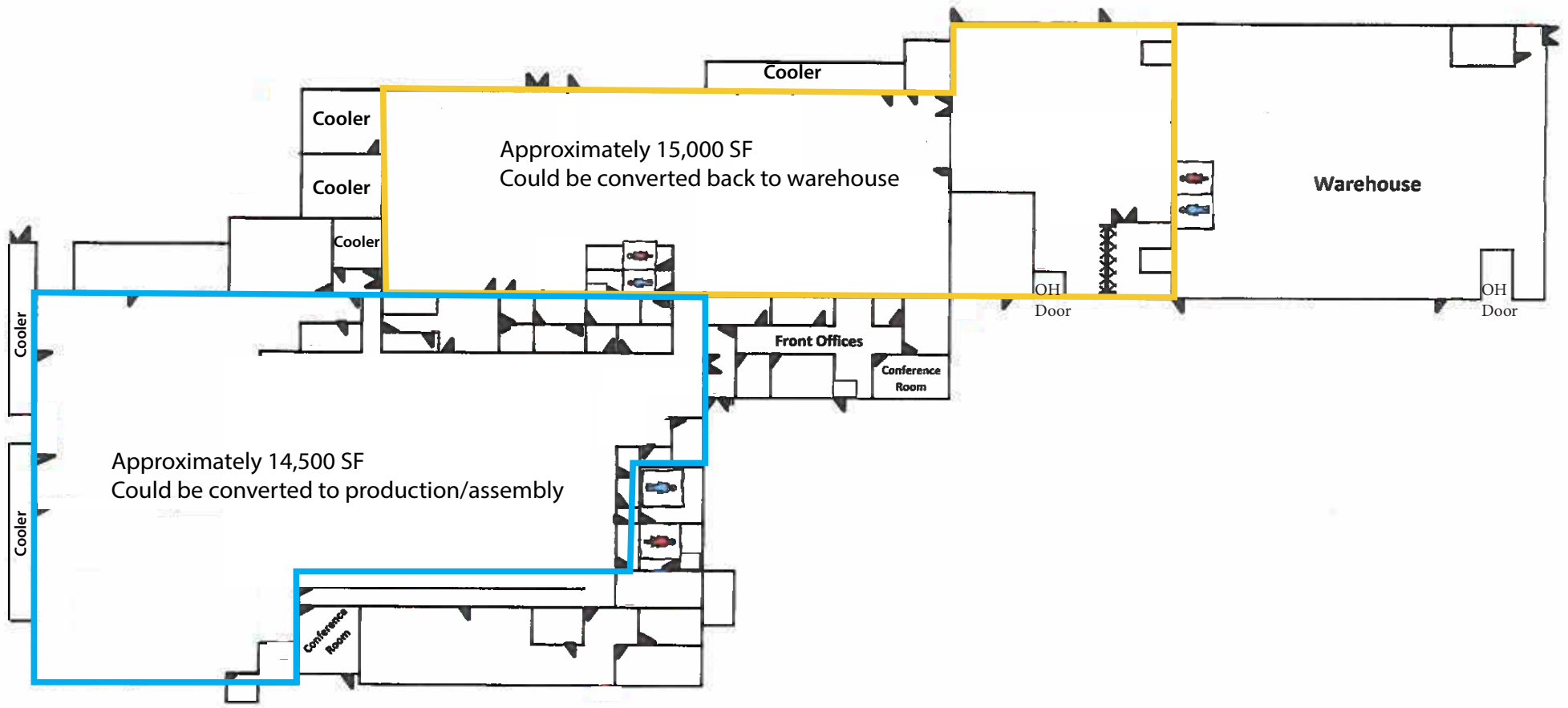
# FLOOR PLAN

48,920 SF



# FLOOR PLAN - CONCEPTUAL

ESTIMATED 15,000 SF & 14,500 SF



# PROPERTY AERIAL





**FOR MORE INFORMATION, CONTACT:**

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