

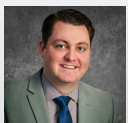
HOUSE AND HOME CENTER

4,869 - 10,141 SF | \$9.50 SF/YR NNN

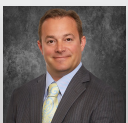
13801 INDUSTRIAL ROAD, OMAHA, NE 68137



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13801 INDUSTRIAL ROAD

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/YR NNN
Est. Op. Exp.	\$4.23 SF/YR
Available SF:	4,869 - 10,141 SF
Building Size:	75,254 SF
Property Type:	Flex
Year Built:	2004
Zoning:	GI

PROPERTY OVERVIEW

Great location on Industrial Road (Hwy 275) with easy access to I-80 / I-680 interchange, just two miles east. Estimated daily traffic count is 68,400 at 132nd and Industrial. Join tenants Athletes Training Center, Nebraska Brick and Stone, Johnson Hardware Co., Briggs, The Window and Door Store, and many more.

PROPERTY HIGHLIGHTS

- Clean, professionally-managed property
- Monument signage on Industrial Road
- Easy access to I-80

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HOUSE AND HOME CENTER

13801 INDUSTRIAL ROAD, OMAHA, NE 68137

BUILDING INFORMATION

Building Size	75,254 SF
Min Divisible	4,869 SF
Max Contiguous	10,141 SF
Ceiling Height	22 ft
Year Built	2004
Roof	Flat
Restrooms	Yes
HVAC	100%

PARKING & TRANSPORTATION

Parking Description	-
Number Of Spaces	220
Parking Type	Surface

SITE INFORMATION

Cross-Streets	138 & Industrial Road
County	Douglas
Zoning	G1
Lot Size	8.05 Acres
Location Description	.

UTILITIES & AMENITIES

Power Description	208/120v 3-Phase
Sprinkler	Yes

OFFERING SUMMARY

LEASE RATE	\$9.50 SF/YR NNN
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Available SF	4,869 - 10,141 SF
Property Type	Flex

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,324	207,853	521,625
Total Households	2,170	80,524	205,211
Average HH Income	\$66,364	\$91,569	\$82,807

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AVAILABLE SPACES SUMMARY

#37 Aksarben Industrial Escape Rooms 1,500	#35 Continental Graphics 1,945 SF	#31 Redeemer Church 11,450SF	#25 Briggs, Inc. 10,316
#39 Orthosource 2,077 SF			

LEGEND



AVAILABLE

MARVIN WINDOWS 8,355SF	JOHNSON HARDWARE 5,400 SF	BUDGET BLINDS 2,150 SF	HOME INNOVATIONS 3,930 SF	ATHLETES TRAINING CENTER 11,990 SF	13805 AVAILABLE 5,272 SF	13803 AVAILABLE 4,869 SF	NEBRASKA BRICK AND STONE 6,000 SF
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SPACE	TENANT NAME	SIZE	LEASE RATE	COMMENTS
13803		4,869 SF	\$9.50 SF/yr (NNN)	EST. TTL. RENT/MO \$5,570.95
13805		5,272 SF	\$9.50 SF/yr (NNN)	EST. TTL. RENT/MO \$6,032.05

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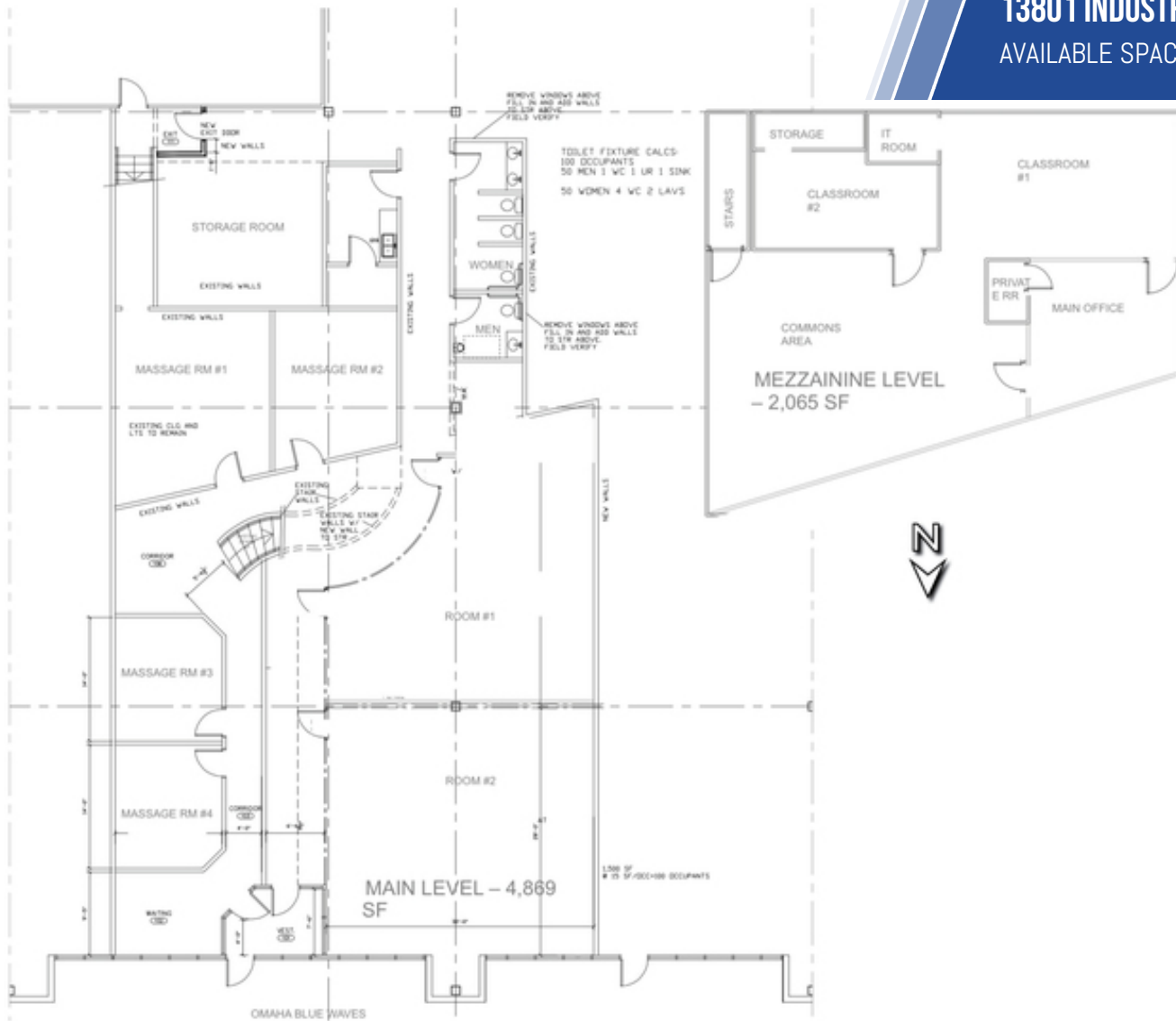
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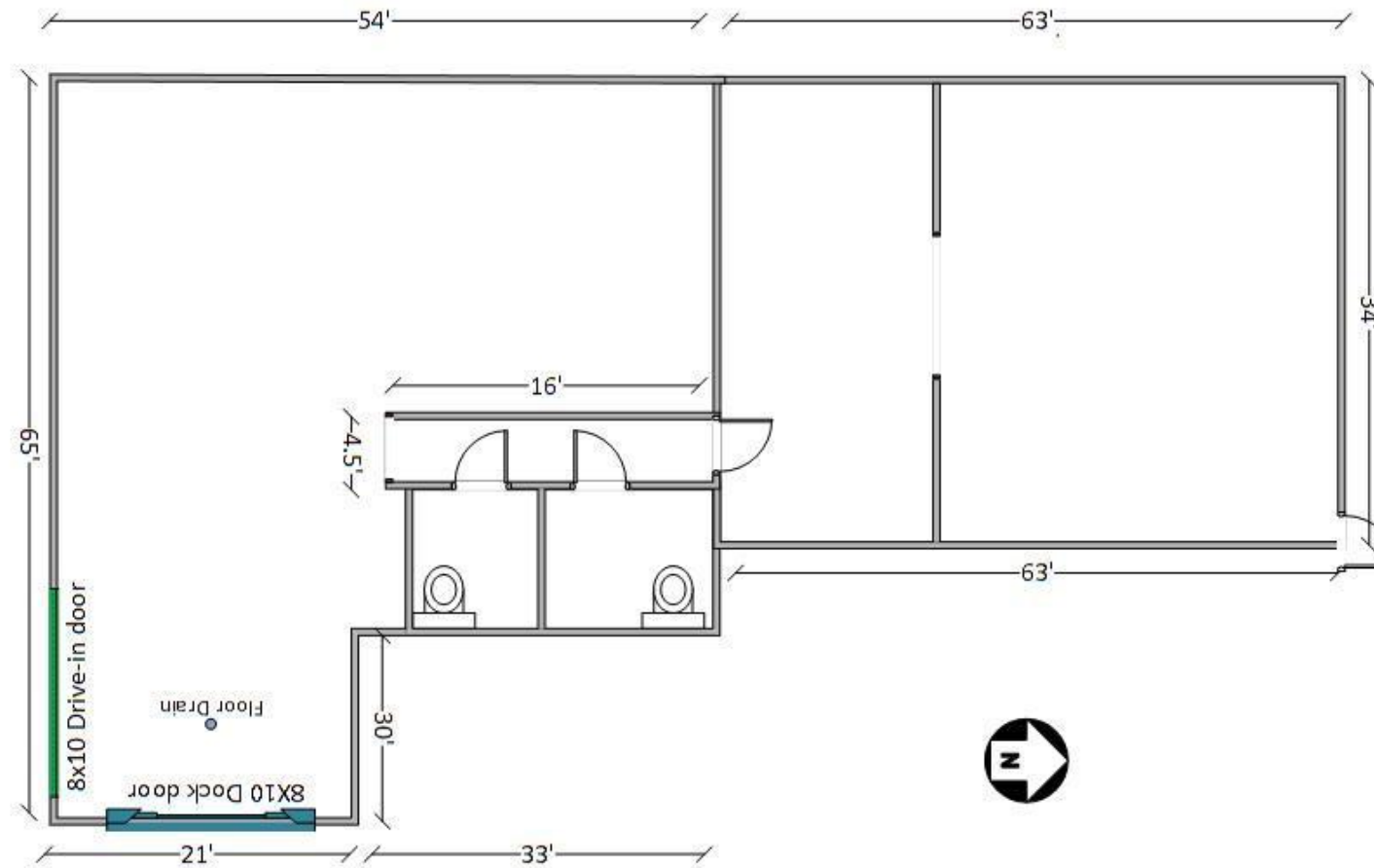
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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
13803	4,869 SF	\$9.50 SF/yr (NNN)	\$4.23	\$5,570.95	EST. TTL. RENT/MO \$5,570.95



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
13805	5,272 SF	\$9.50 SF/yr (NNN)	\$4.23	\$6,032.05	EST. TTL. RENT/MO \$6,032.05



13801 INDUSTRIAL ROAD
STE. 13803 PHOTOS



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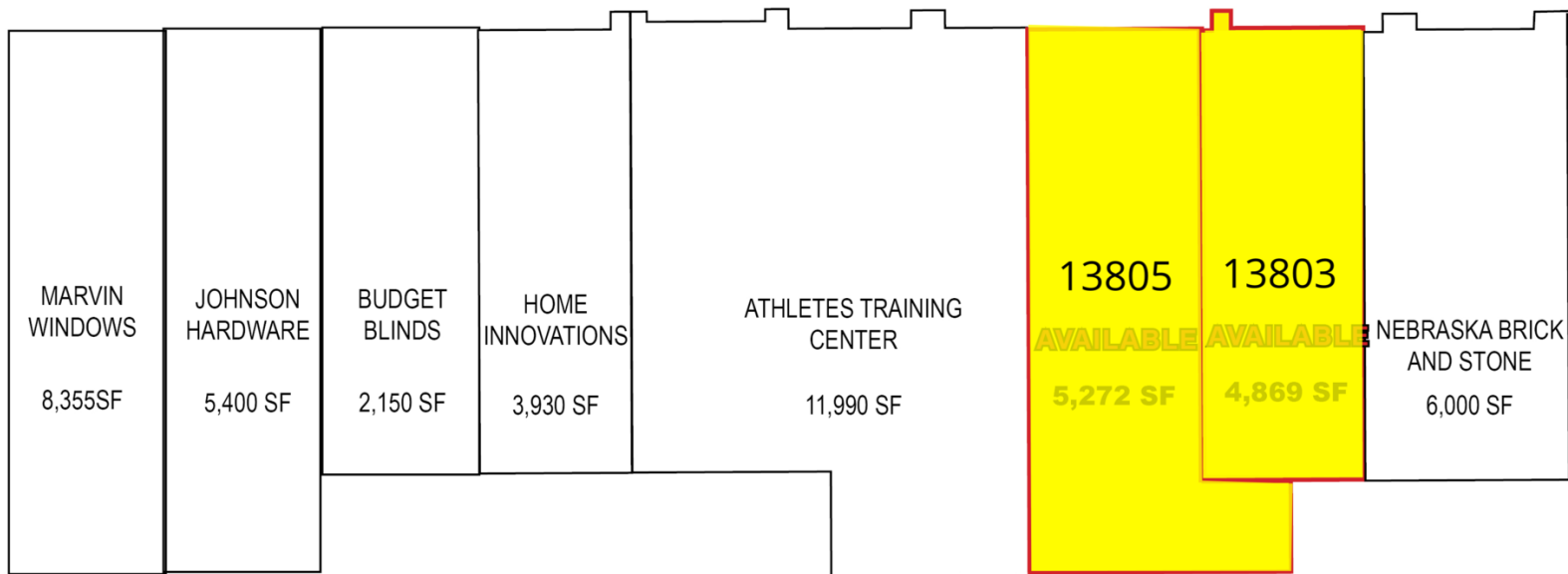
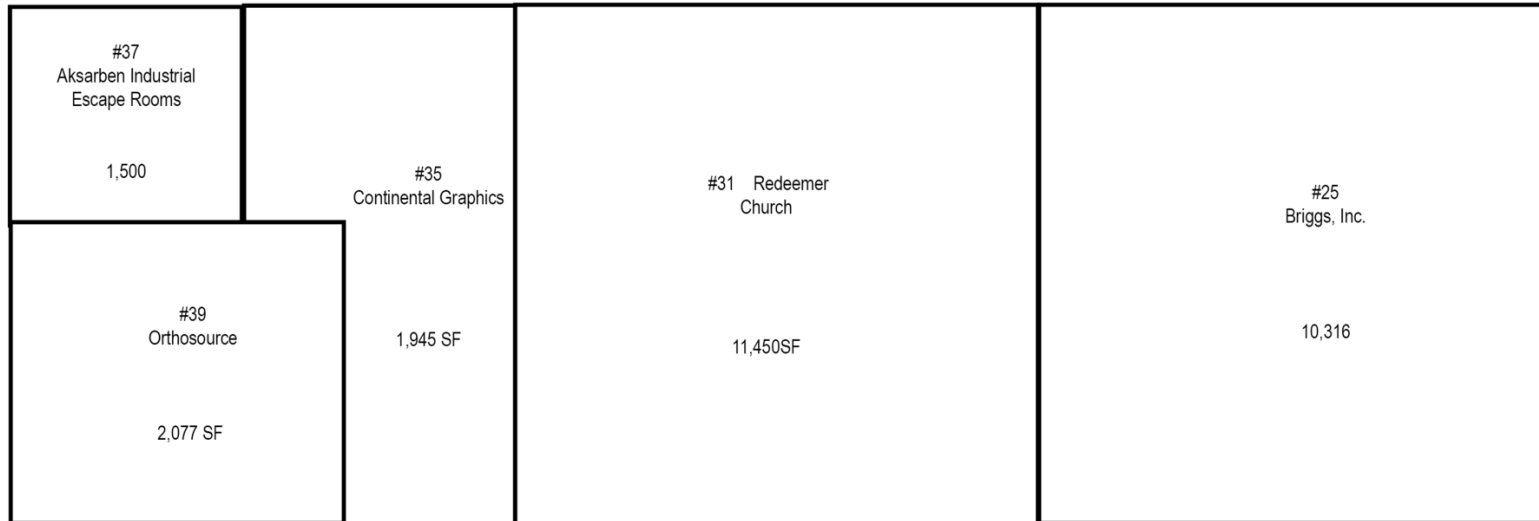
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13801 INDUSTRIAL ROAD

AERIAL SITE PLAN



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13801 INDUSTRIAL ROAD
EXTENDED AERIAL



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