



91,845 SF Manufacturing/Warehouse Building

Sale Price: \$4,500,000

Lease Rate: \$4.95 PSF NNN

Owner-occupant opportunity for a manufacturing/industrial building user. Centrally located in the South Central Industrial Submarket. The property is just southwest of 72nd and Dodge Street with 10-minute access to I-80 and I-680. Property highlights include above market parking ratio, secure outdoor storage capability and building that is 100% climate controlled.

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Availability

Sale Price	\$4,500,000
Lease Rate	\$4.95 PSF NNN
Building Size	91,845 SF 16,242 SF (Office) 75,603 SF (Warehouse)
Real Estate Taxes	\$69,189 (\$0.75 PSF)
Year Built/Renovated	1961/2001
Total Site Area	4.68 AC
Zoning	GI (General Industrial)
Parking	166 Regular Stalls 3 Handicap Stalls
Traffic Counts	48,812 EADT (74 th & Dodge)

Property Highlights

Building Construction	Reinforced concrete footings with tilt-up concrete walls
Roof	Office: Durolast PVC (2001) Warehouse: Mechanically fastened TPO (2001)
Clearance Height	16' 8" - 18' 8"
Drive-In Doors	3
Dock High Doors	5
Outside Storage	Fenced & Paved
Heat	Gas fired boiler system
Phase/Amp	1,800 Amp Service with 3 Phase
A/C	100% (Roof Top Units)

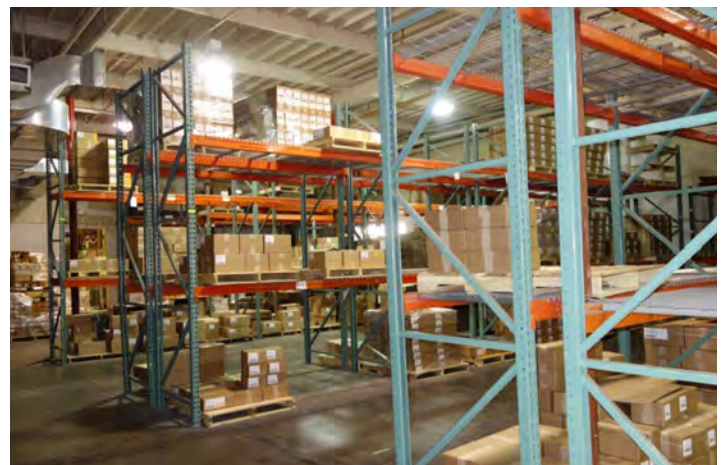
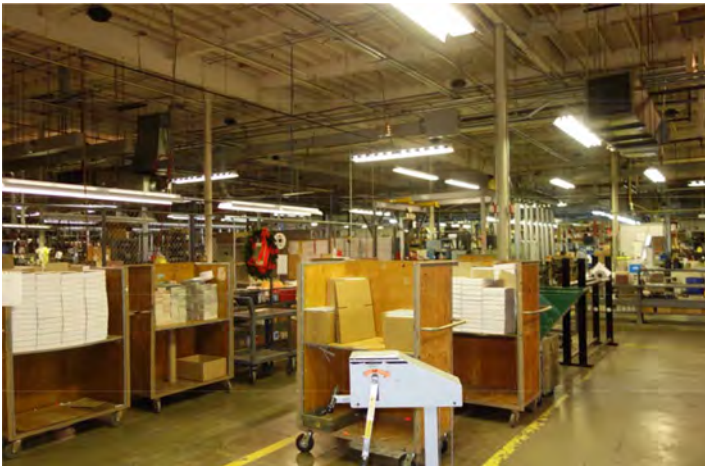
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Office Photos



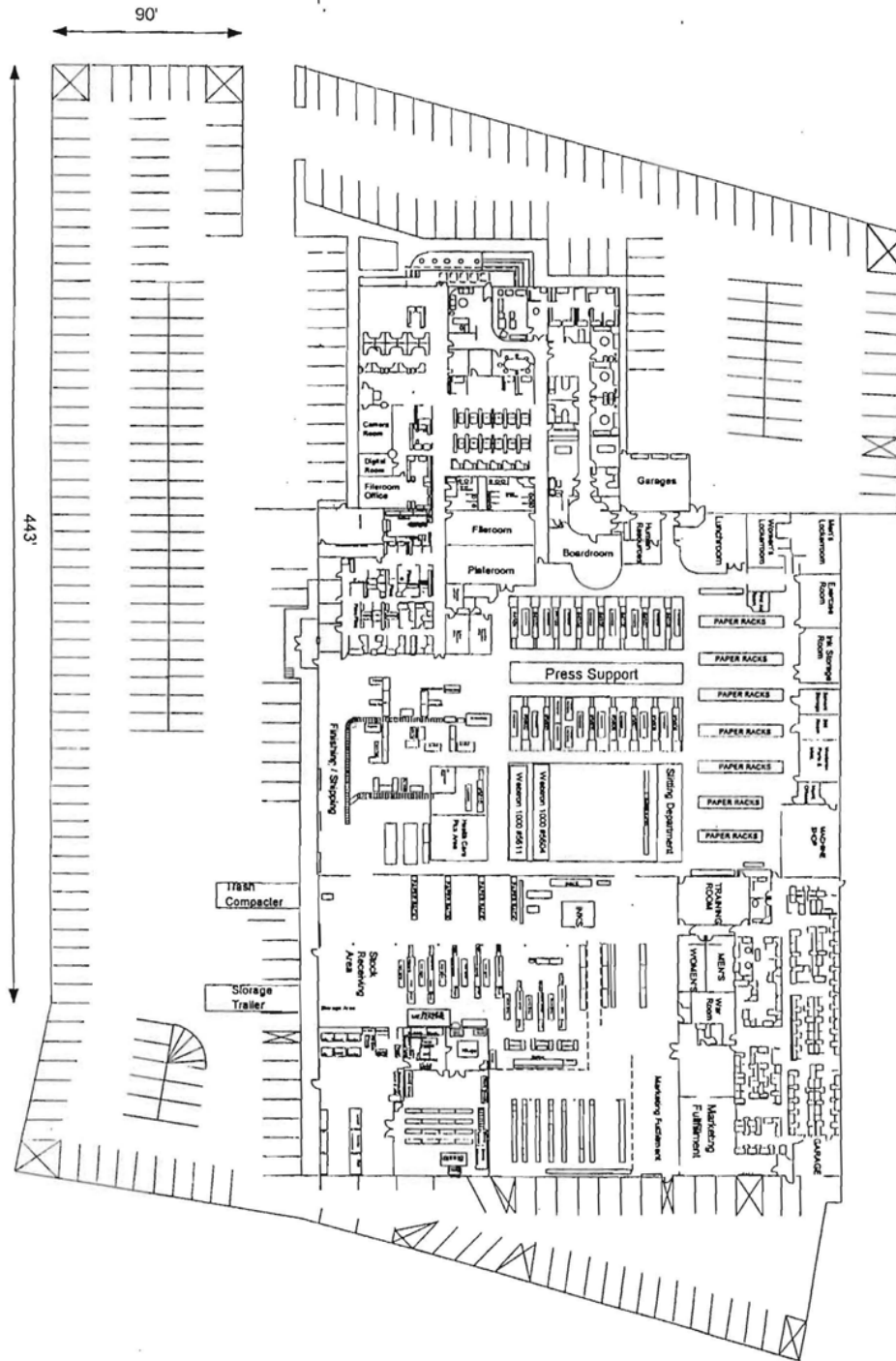
Warehouses Photos



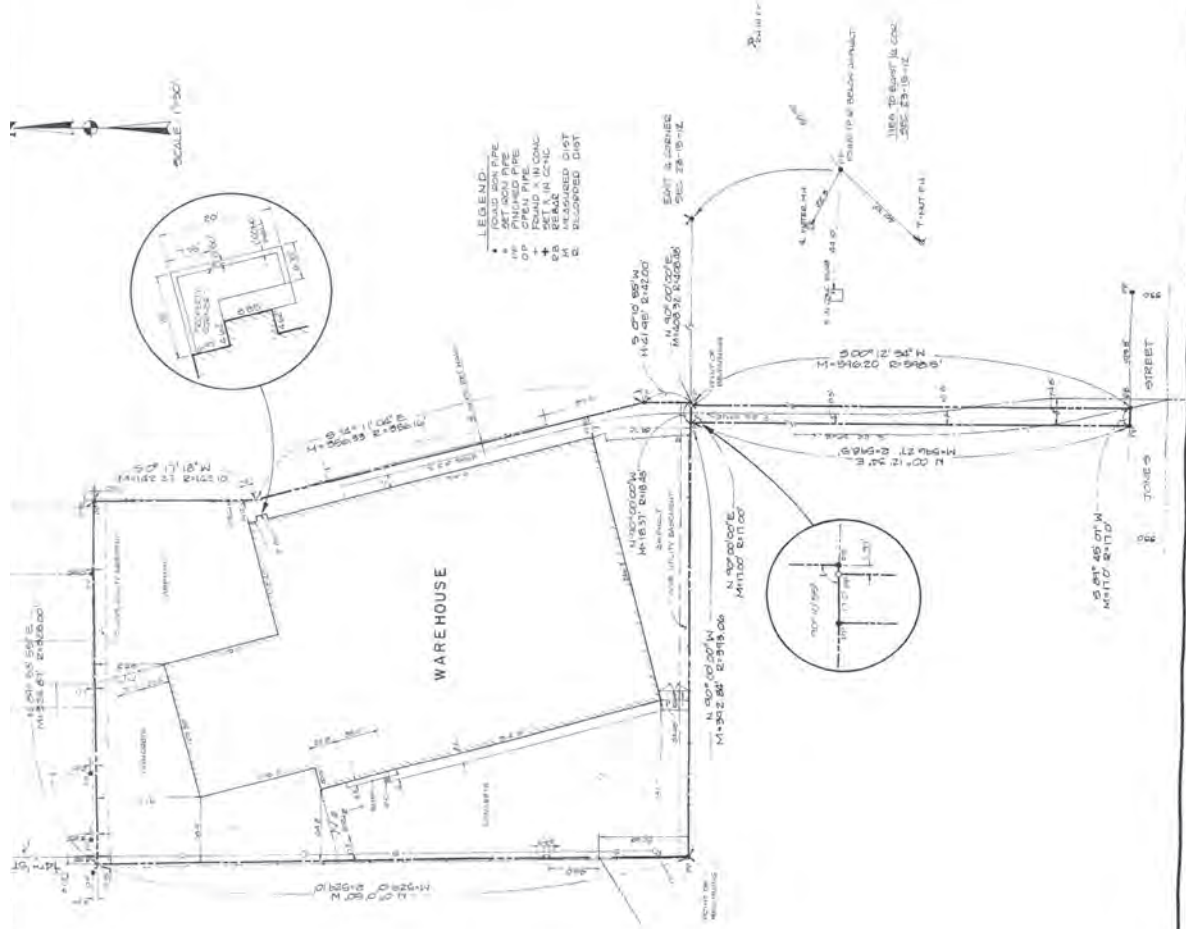
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Floor/Site Plan



Property Survey



BRIEF DESCRIPTION

Part of the block 10 acres of the East 75 acres of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 15 North, Range 22 East of the 6th P.M. County, Nebraska was more particularly described as follows:

Beginning at the Southeast Corner of the block 10 acres of the East 22 acres of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 15 North, Range 22 East of the 6th P.M. County, Nebraska and more particularly described as follows:

Beginning at a point on the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 15 North, Range 22 East of the 6th P.M. County, Nebraska and more particularly described as follows:

Along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 15 North, Range 22 East of the 6th P.M. County, Nebraska a distance of 111.21 feet to a point; thence S 89° 45' 00" W a distance of 111.21 feet to a point; thence S 89° 45' 00" W a distance of 111.21 feet to the point of beginning and said tract of land contains 4.17 acres more or less.

Also Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 15 North, Range 22 East of the 6th P.M. County, Nebraska and more particularly described as follows:

Beginning at a point on the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 15 North, Range 22 East of the 6th P.M. County, Nebraska and more particularly described as follows:

Along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 15 North, Range 22 East of the 6th P.M. County, Nebraska a distance of 111.21 feet to a point; thence S 89° 45' 00" W a distance of 111.21 feet to a point; thence S 89° 45' 00" W a distance of 111.21 feet to the point of beginning and said tract of land contains 0.17 acres more or less.

DEEDER'S CERTIFICATION

I, Charles W. Aherm, a Notarized Land Surveyor in the State of Nebraska, do hereby certify that the survey on the above described land was made by me or under my supervision and that an accurate boundary by direction and distance has been established and that the same is as shown on these drawings. I do further certify that the correct locations of such markers, and that on November 21st day of January, 1983.

Charles W. Aherm
 CHARLES W. AHERM, S.S. 112
 Notary Public
 State of Nebraska

