

9575 N 109TH AVENUE

175,000 SF | \$18,375,000

9575 N 109TH AVENUE, OMAHA, NE 68142



WWW.INVESTORSOMAHA.COM



LEE EHLERS, CCIM

402.778.7540

lee@investorsomaha.com



CLINT SEEMANN

402.778.7541

cseemann@investorsomaha.com





9575 N 109TH AVENUE
EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$18,375,000
Building Size:	175,000 SF
Price / SF:	\$105.00
Lot Size:	10 Acres
Property Type:	Manufacturing/ Warehouse/ Distribution
Year Built:	2008; expanded in 2012
Zoning:	GI - General Industrial

PROPERTY OVERVIEW

Industrial building, ideal for warehouse / distribution / manufacturing use, complete with office buildout and mezzanine space. Located in northwest Omaha, this property is surrounded by new development, zoned General Industrial, and move-in ready for a wide variety of industrial users.

PROPERTY HIGHLIGHTS

- Class A industrial space
- 35,000 SF Class A office finish
- 140,000 SF manufacturing warehouse
- Five 9'x9' dock doors with levelers, bumpers, & seals
- Six 14'x18' drive doors
- Two 12'x12' drive doors
- Cranes - (2) 5-Ton; (3) 10-Ton
- Zoned GI - General Industrial
- Easy access, minutes from I-680
- Versatile space for industrial operations

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





9575 N 109TH AVENUE

OMAHA, NE 68142

BUILDING INFORMATION

Building Size	175,000 SF
Warehouse SF	140,000 SF
Office SF	35,000 SF
Ceiling Height	24 ft
Year Built	2008
Year Last Renovated	2018
Roof	White TPO membrane
Interior Description	LED & T5 light fixtures
HVAC	(6) Thermal cyclers; radiant heat (gas); fully plumbed pneumatic airline system throughout; fresh air make up; exhaust fans
Elevators	(2) Elevators to lift inventory to mezzanine
Doors	(5) - 9'x9' dock doors (6) - 14'x18' drive doors (2) - 12'x12' drive doors Electric door operators
Cranes	(2) 5-Ton; (3) 10-Ton
Mezzanine	18,750 SF 75' (w) x 200' (l) capacity = 250 lbs/SF
Loading Description	Loading pit in trailer lot

SITE INFORMATION

County	Douglas
Zoning	GI - General Industrial
Lot Size	10 Acres
Number Of Buildings	1
Location Description	108th & Blair High Rd
Trailer Parking	Yes; 20 Stalls

UTILITIES & AMENITIES

Power	Yes
Power Description	3,000 Amps, 277/408 Volt, 3 Phase
Gas	Yes
Gas Description	MUD
Sprinkler	Yes
Sprinkler Description	Wet system; Continental Fire Sprinkler Company

OFFERING SUMMARY

SALE PRICE:	\$18,375,000
Property Type	Manufacturing/ Warehouse/ Distribution

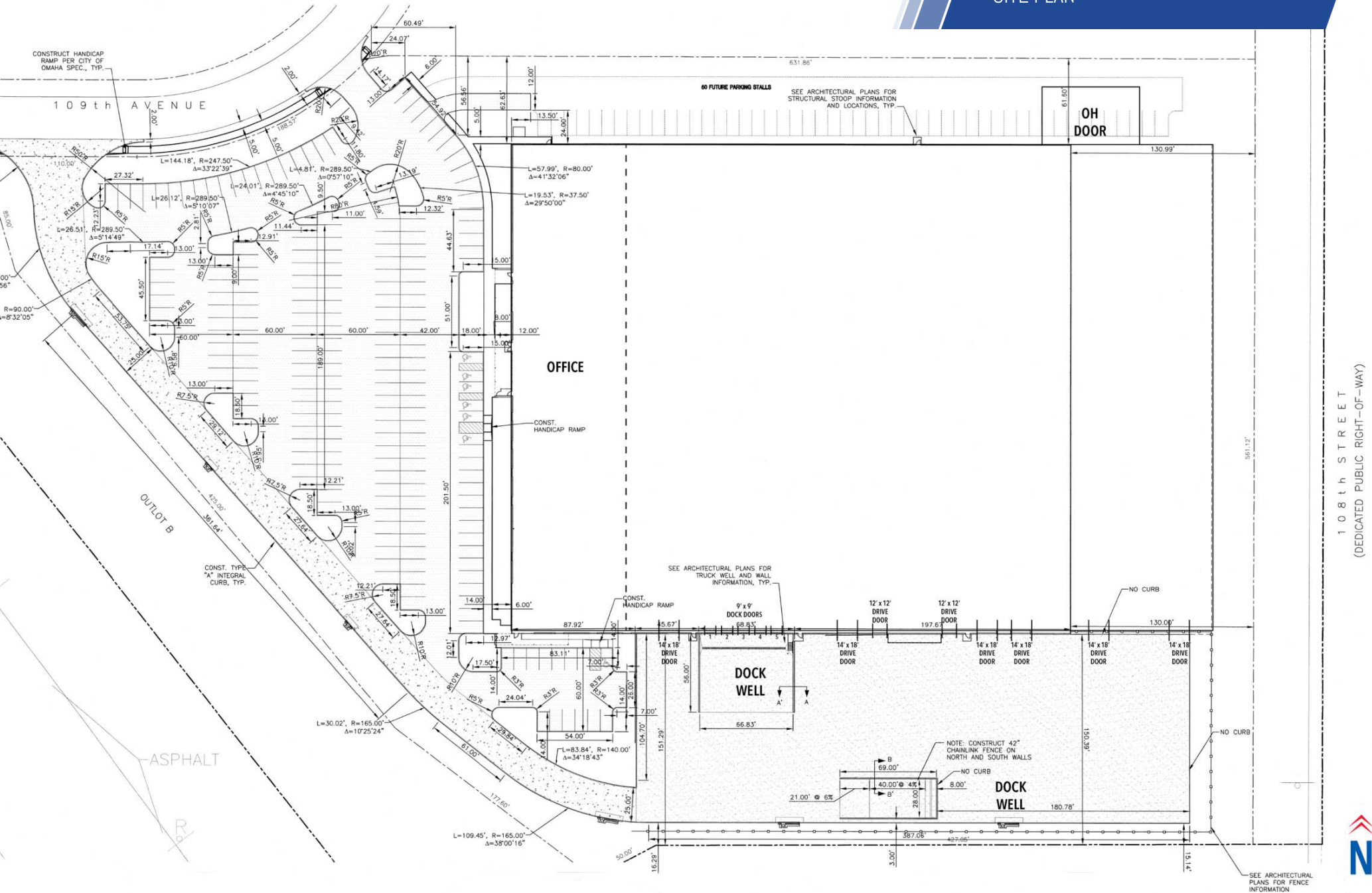
PARKING & TRANSPORTATION

Parking Description	266 - Parking stalls 7 - Handicap stalls
Number Of Spaces	266
Parking Type	Surface
Trailer Parking	Yes; 20 stalls

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	276	26,794	123,432
Total Households	105	10,052	49,146
Average HH Income	\$119,858	\$97,322	\$102,849

9575 N 109TH AVENUE SITE PLAN



LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

CLINT SEEMANN

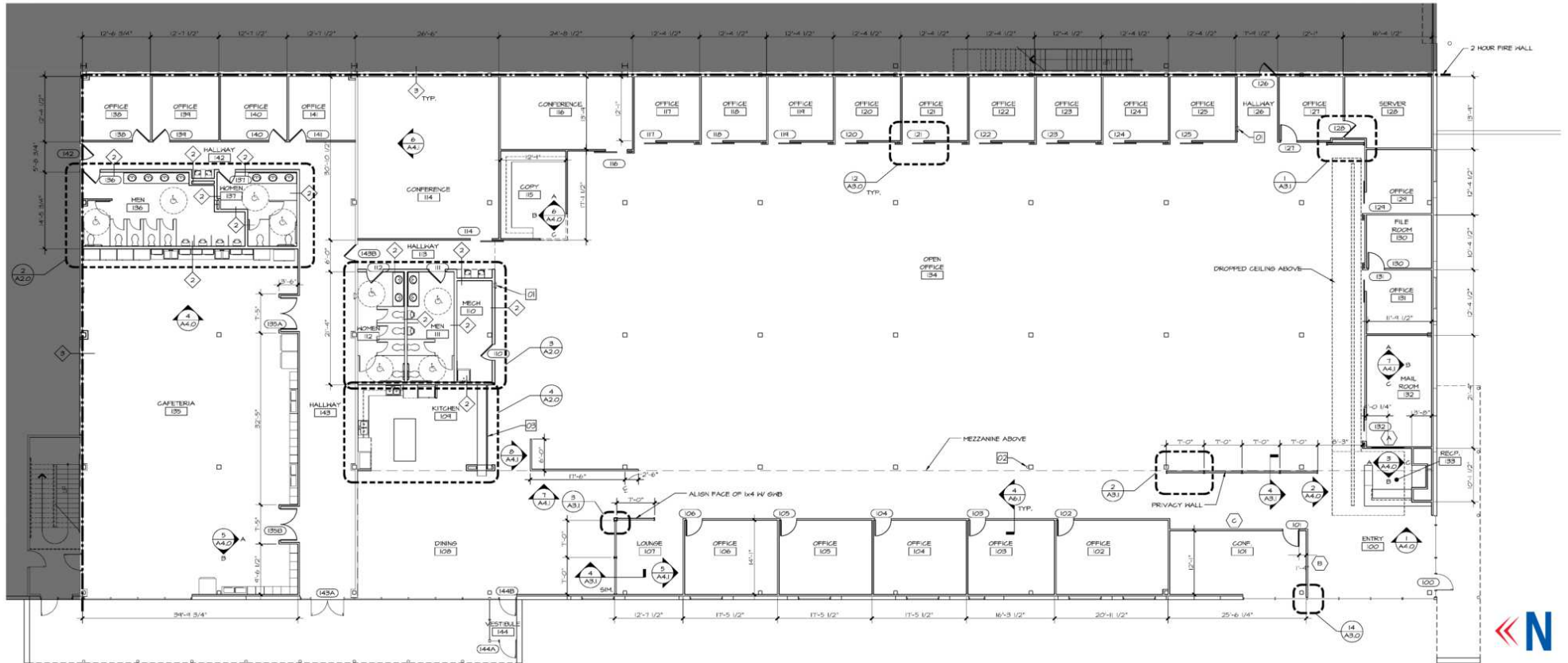
402.778.7541 | cseemann@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



9575 N 109TH AVENUE

OFFICE FLOOR PLAN



9575 N 109TH AVENUE

AREA MAP



LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



9575 N 109TH AVENUE
ADDITIONAL PHOTOS



LEE EHLERS, CCIM

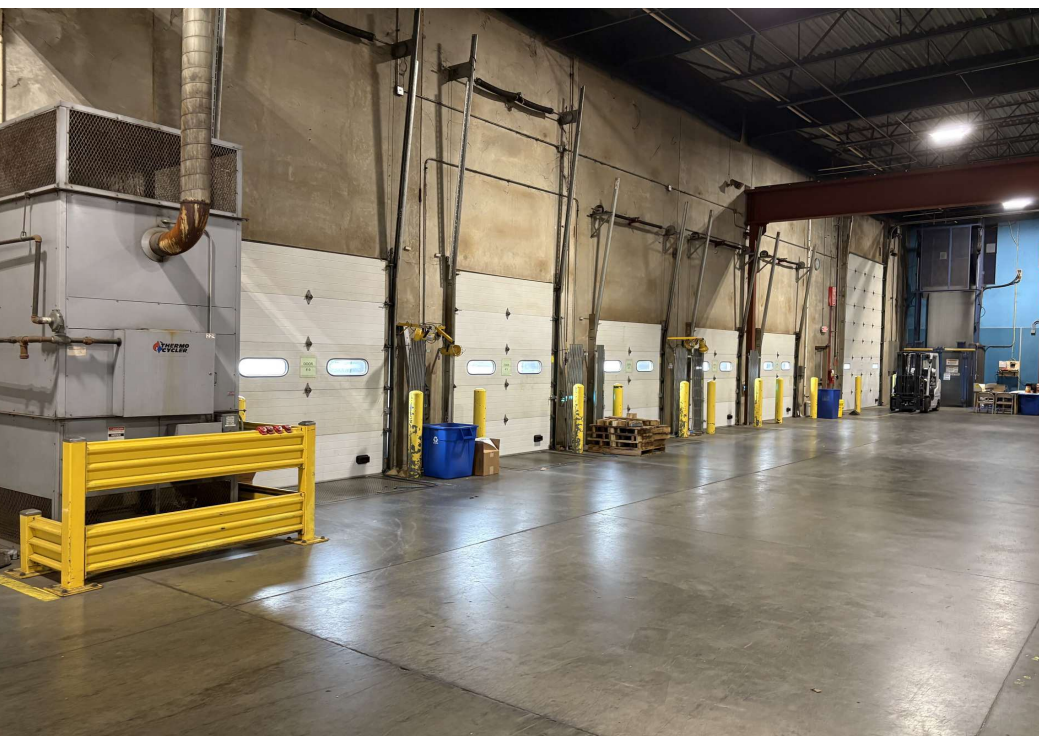
402.778.7540 | lee@investorsomaha.com

CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





9575 N 109TH AVENUE
INTERIOR PHOTOS

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

