

1133 Libra Drive

Lincoln, NE 68512



Executive Summary

Fantastic opportunity to acquire a solid, tilt-up concrete, 42,000 SF industrial/office building in mint condition. This property was built in 2015 and occupied in early 2016. Sporting a total of 16,457 SF of office space, the building has 4,457 SF on the first floor and 12,000 SF on the second. It could be the perfect home for your growing business. With an abundance of natural light, the offices are nicely finished and have open bull pen areas for cubicles, 5 conference rooms, 2 break rooms/training areas, 11 executive offices, storage rooms, and a server room. The warehouse has a total of 25,894 SF with a maximum clear height of 24 feet. There are 4 dock-high doors with self-leveling dock plates and bumper systems along with one 16-foot overhead door. Why spend the time and extra money building a new building when you can have this one today at a 20% discount?





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Priced 20% Below Replacement Cost!

Sale: \$3,990,000.00 | Lease: \$8 PSF NNN

Property Features

- Great opportunity own or lease a Class A building built in 2015
- Located in a professionally managed Horizon Business Park in Southwest Lincoln
- Blocks from new Costco developed in 2017
- Easy 3 minute access to Highway 77 and 12 minute access to Interstate 80
- NNN expenses estimated at \$2 PSF

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Omaha, NE 68154
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Building Details

Building Size	42,320 SF
Tenancy	Multiple
No. Dock High Doors	4
No. Drive-in Bays	1
Ceiling Height	12 - 24 ft
Office Space	16540
Number of Floors	2
Year Built	2015
Sprinkler	Yes
Restrooms	Yes
HVAC	Fully Air Conditioned
Power Description	3 Phase
Roof	Membrane
Construction Status	Existing

Property Details

Lot Size	2.32Acres
Zoning	I-3
Fence Yard	Possible
Parking Spaces	90

Location Details

Market	Lincoln
Submarket	Far South
County	Lancaster
Nearest Interstate	I-80

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,567	45,548	129,159
Total Population	4,027	109,577	320,598
Average HH Income	\$85,901	\$67,875	\$63,121

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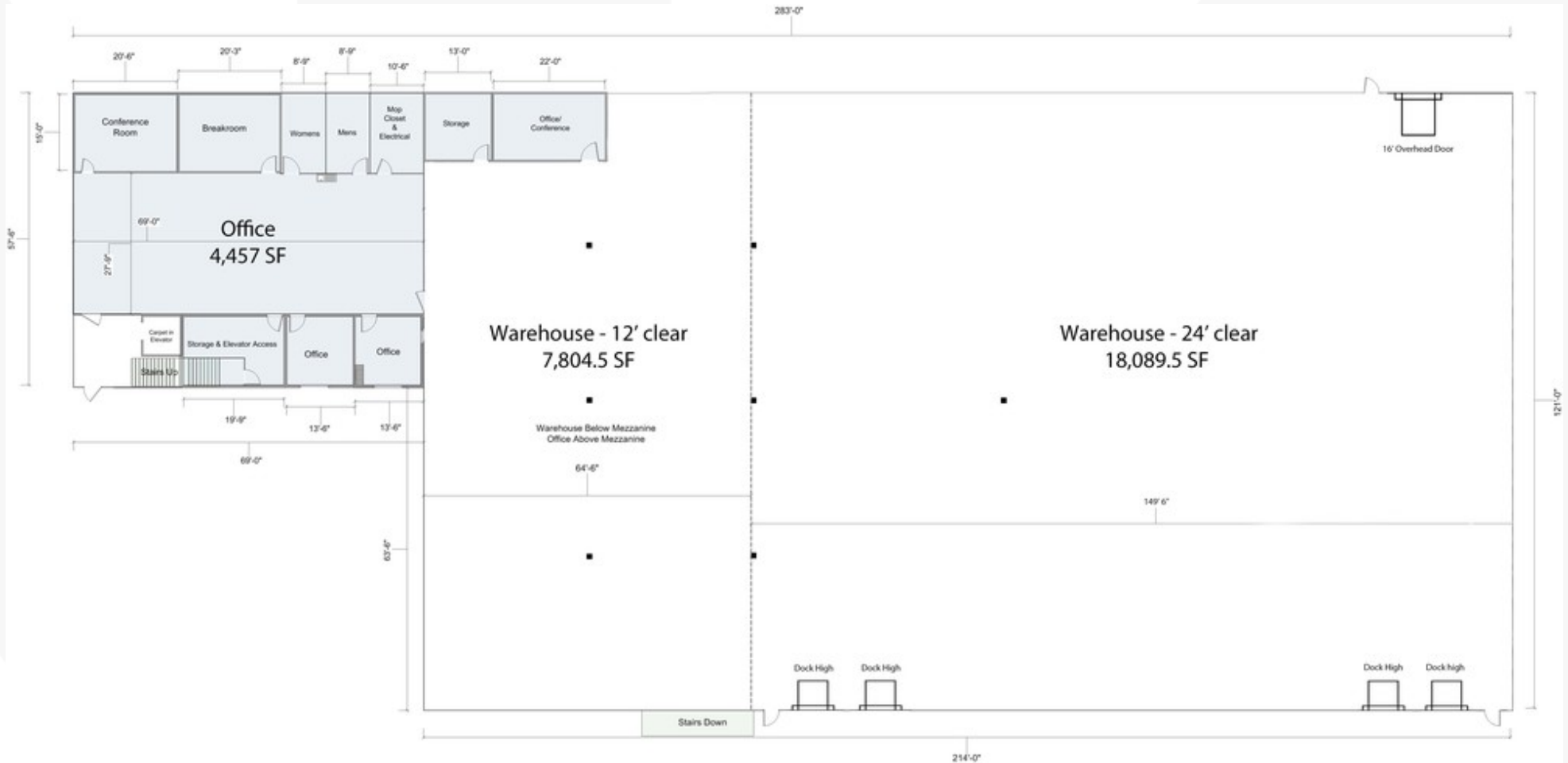
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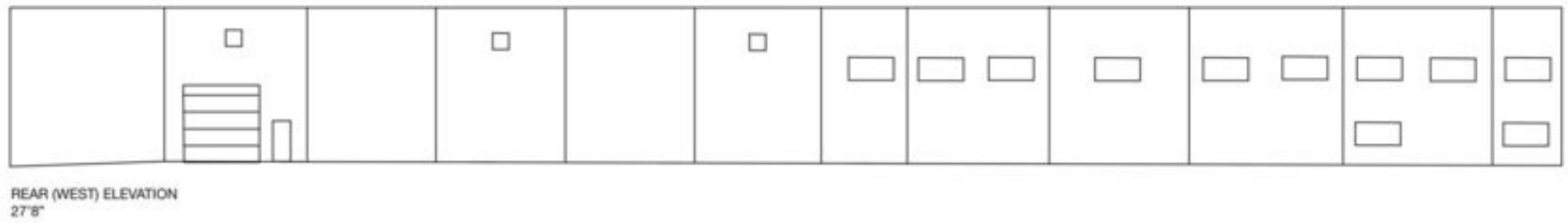
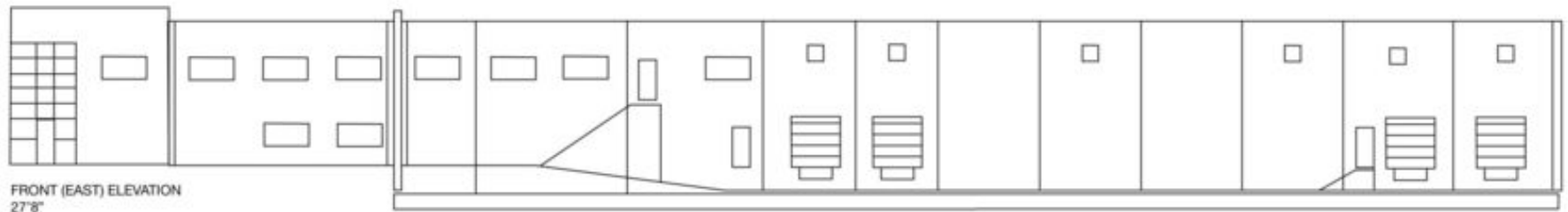
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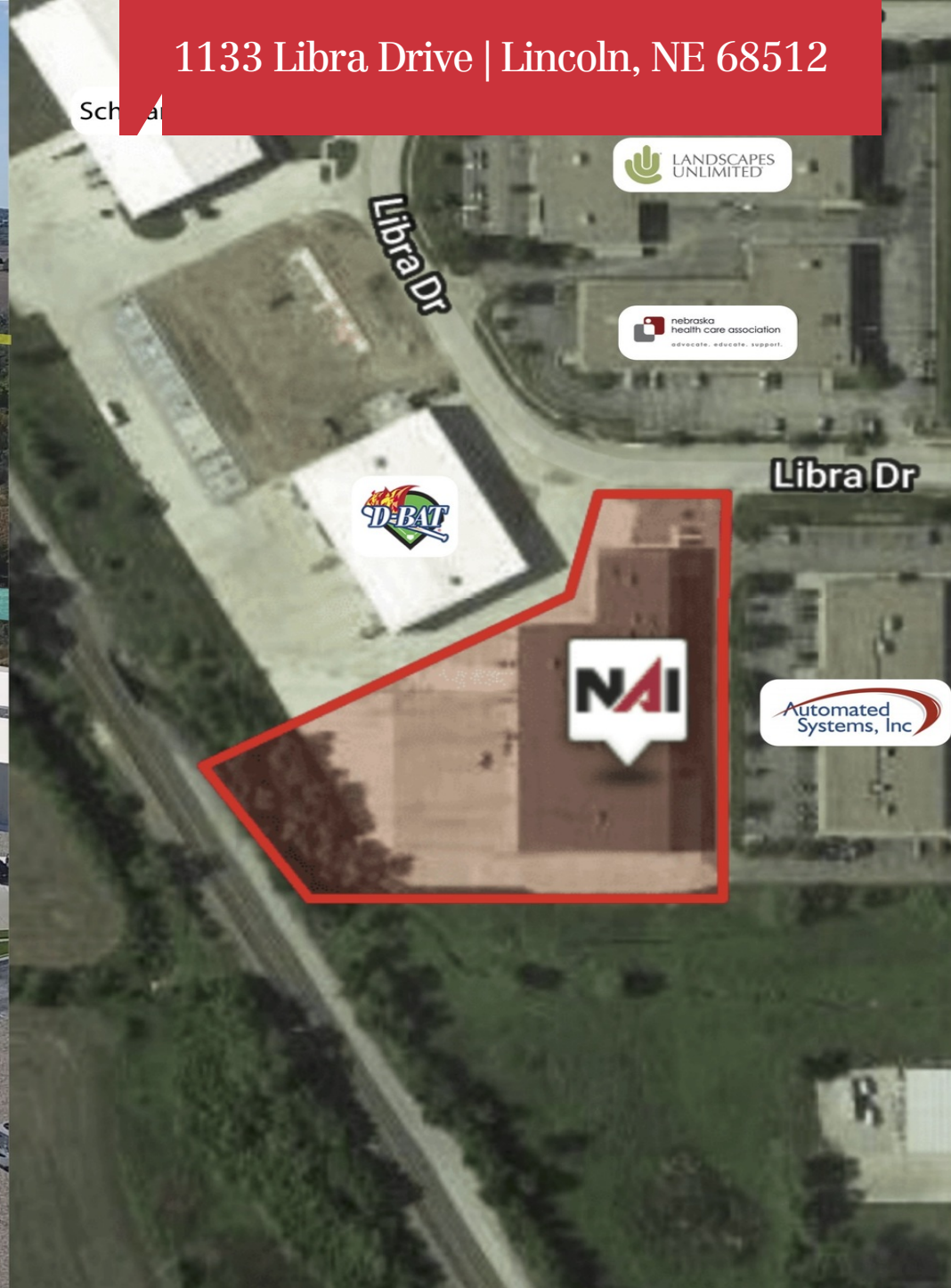








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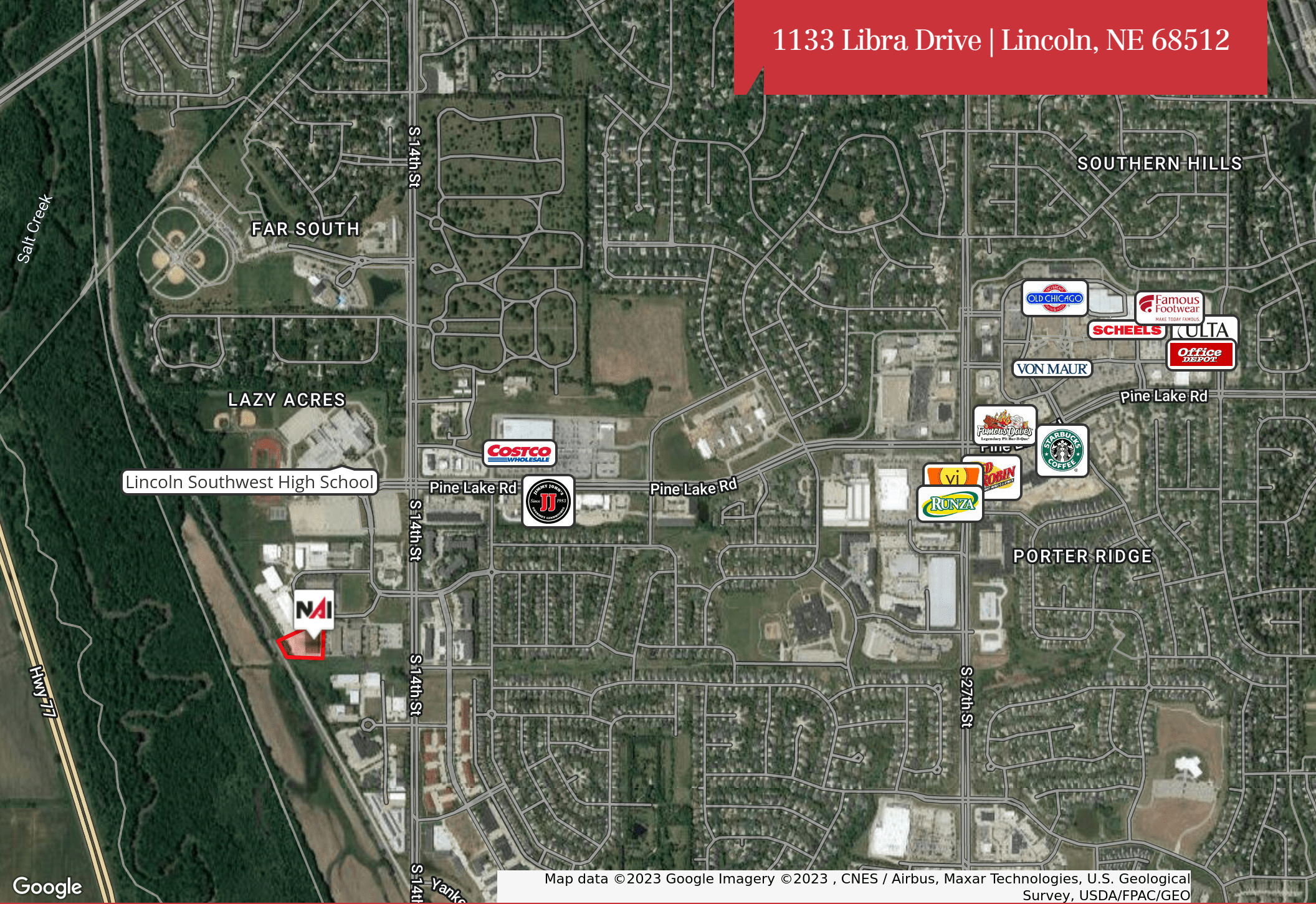
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