



FOR SALE

13593 Giles Road  
Omaha, NE 68128



## 50,000 SF Industrial Building Asking Price: \$4,150,000

Opportunity to purchase stand-alone 50,000 SF industrial building with I-80 visibility. Located on 3.52 acres in the I-80 Industrial Park of Sarpy County, the building has 260' of I-80 frontage and is visible to 75,000 vehicles per day. Since it was constructed in 1996, the building has been occupied by one tenant. Property highlights include Light Industrial zoning, 14 dock doors equipped with levelers and dock lights, I-80 access, 1,680 SF of finished office space, and sprinkler protected. Please reach out to Denny Sciscoe or Lindsay Banks for additional information.

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**Availability**

Sale Price	\$4,150,000
Price Per SF	\$83.00
Total Available	50,000 SF 48,320 SF (Warehouse) 1,680 SF (Office)
Building Size	50,000 SF
Year Built	1996
Building Construction	Steel structure with Metal Panels
No. of Floors	1
Total Site Area	3.52 AC
Zoning	I-1 (Light Industrial)

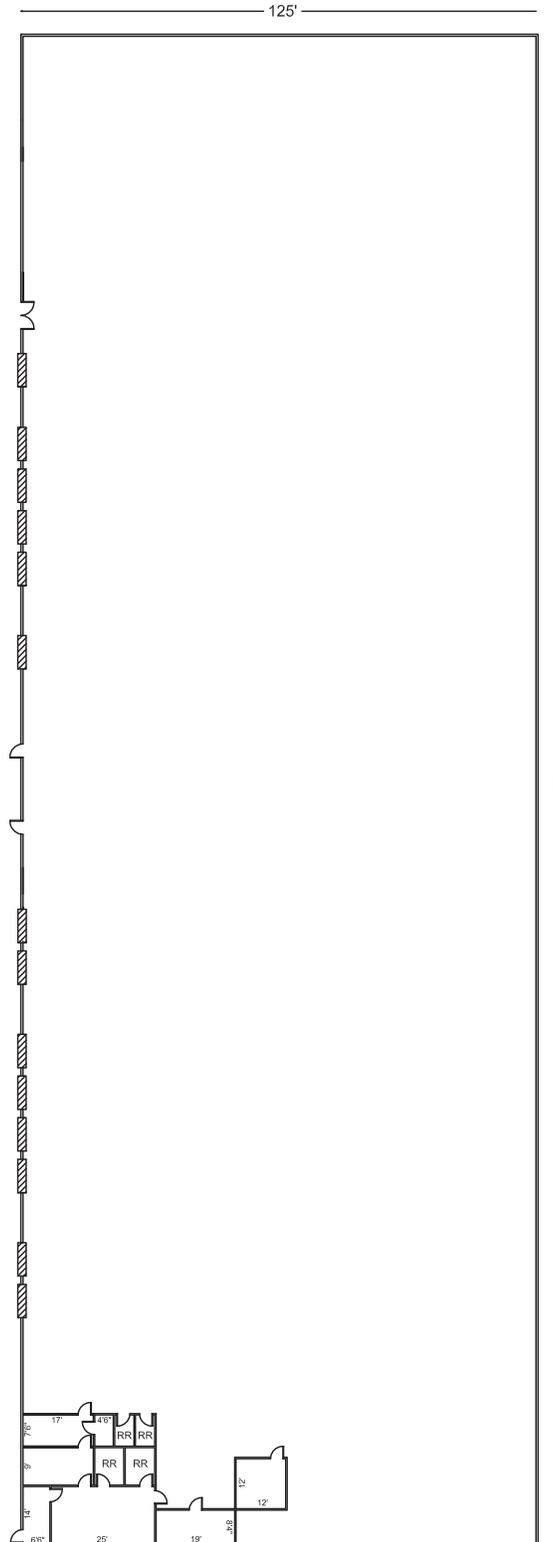
**Property Highlights**

Clearance Height	21' - 24'
Column Spacing	29' x 44'
Power	3 Phase - high bay lighting in warehouse
AC-TONS/1,000	Forced air with electric A/C for office
Roof	Pitched roof with standing seam panels
Fire Suppressant	Yes
Dock High Doors	14 (8'x10') with levelers & dock lights
Heat	Gas space heaters in warehouse

Property Photos



Floor Plan



\*\* Floor plan measurements are approximate and are for illustration purposes only.





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