

# 14334 INDUSTRIAL RD

12,036 SF | \$930,000

14334 INDUSTRIAL RD, OMAHA, NE 68144



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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THE COUNSELORS  
OF REAL ESTATE



## 14334 INDUSTRIAL RD

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

SALE PRICE:	\$930,000
Building Size:	12,036 SF
Price / SF:	\$77.27
Lot Size:	2.02 Acres
Property Type:	Flex Space
Year Built:	1977
Zoning:	GI

#### PROPERTY HIGHLIGHTS

- Highly visible building located at the corner of 144th & Industrial Road.
- Stand alone building with additional ground for potential building addition.
- Interior improvements consist of offices, test kitchen, lab space, and cold storage areas.

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# 14334 INDUSTRIAL RD

OMAHA, NE 68144

## BUILDING INFORMATION

Building Size	12,036 SF
Number Of Floors	1
Year Built	1977
Construction Status	Existing
Roof	Flat metal
HVAC	Newer

## PARKING & TRANSPORTATION

Parking Description	33 individual stalls with potential to add more
Parking Ratio	2.75
Parking Type	Surface
Traffic Count	36,469 - S 144th & Industrial Rd (2018)

## SITE INFORMATION

Cross-Streets	144th & Industrial Rd
County	Douglas
Zoning	GI
Lot Size	2.02 Acres
Location Description	On the northeast corner of 144th & Industrial Rd in the southwest Omaha Industrial Sector.

## UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes
Sprinkler	Yes
Fiber	No

## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$930,000</b>
Property Type	Industrial - Office

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,241	215,301	517,143
Average Age	40.2	36.6	35.3
HOUSEHOLDS			
Total Households	2,157	82,962	202,726
People Per HH	2.4	2.6	2.6
Average HH Income	\$80,809	\$92,544	\$83,454
Average HH Value	\$165,096	\$205,425	\$201,158

LAND SURVEYOR'S CERTIFICATE

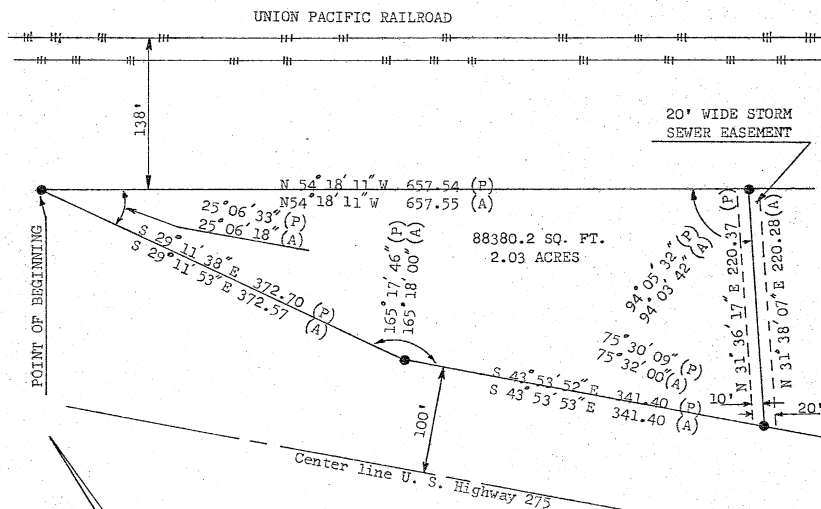
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a Registered Land Surveyor under the laws of the State of Nebraska.

14334 INDUSTRIAL RD  
SITE PLAN

Legal Description

SEE ATTACHED PAGES

Plat to scale showing tract surveyed with all pertinent points.



Note:  
I hereby certify that we checked the property and dimensions described in Certificate of Survey dated June 14, 1974, certified by Daniel C. Sanders, and found that all pins were in place as stated therein. The results are as shown on this certificate.

Scale 1" = 100'

ERROR OF CLOSURE: 1' IN 27109'

Q Corners Set  
 @ Corners Found  
 (A) = Actual Dimensions  
 (P) = Plat Dimensions

*Gerald B. Rager, Jr.*  
Signature of Land Surveyor

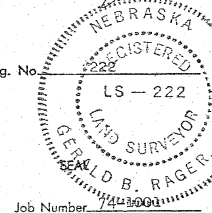
DATE RECEIVED: \_\_\_\_\_

Date: 10-2-74 Reg. No. \_\_\_\_\_

OFFICIAL ADDRESS: \_\_\_\_\_

BLDG. PERMIT NO.: \_\_\_\_\_

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Job Number 74-3001

LAMP RYNEARSON & ASSOCIATES, INC.  
engineers surveyors

FOURTY-SIX TEN DODGE STREET  
OMAHA, NEBRASKA 68122  
TELEPHONE 402-538-6050

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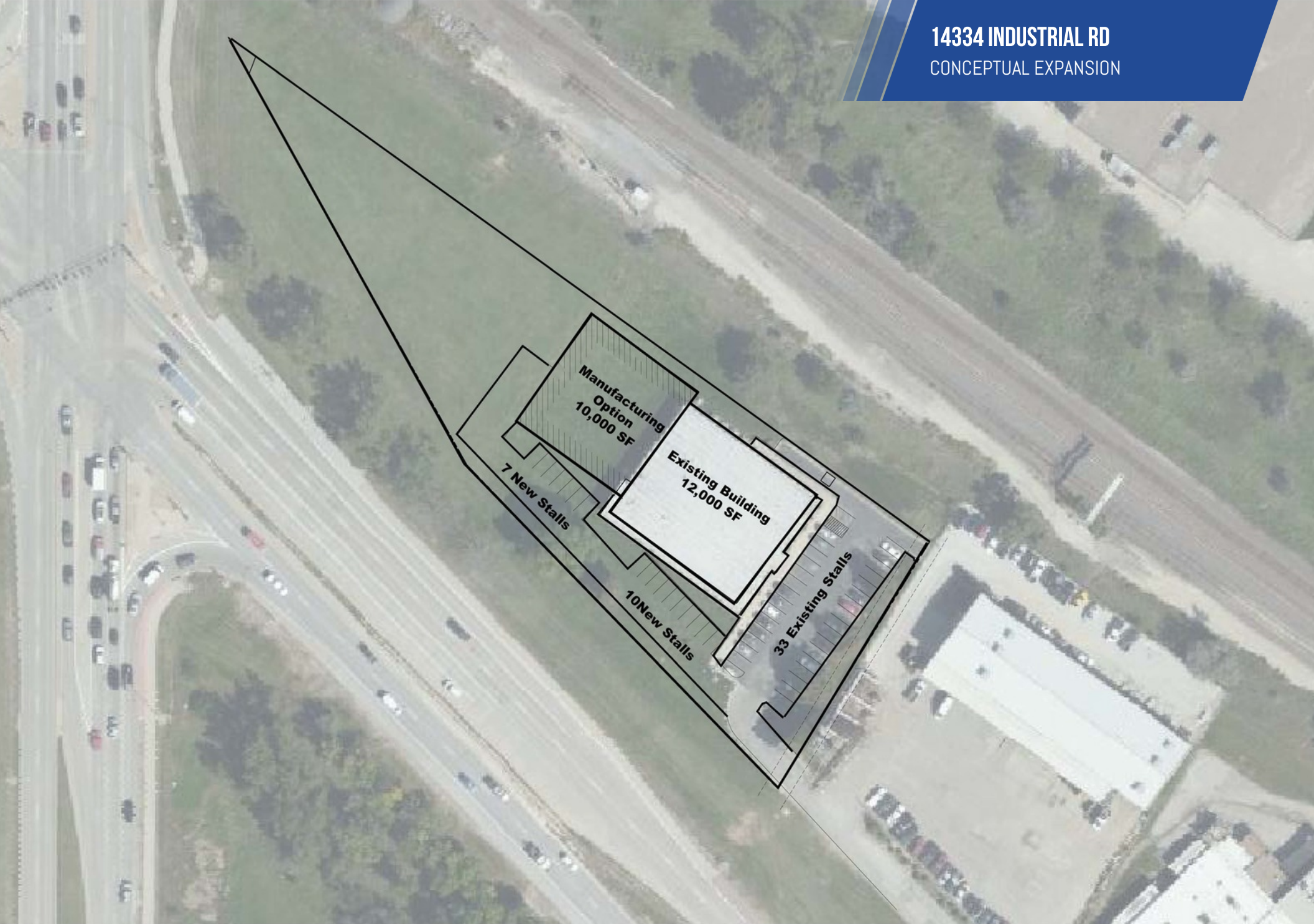
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**14334 INDUSTRIAL RD**  
CONCEPTUAL EXPANSION



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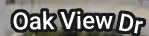
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## AERIAL MAP



Oak View Dr

**Oak View Dr**

S 143rd Plaza

**Oak View Dr**

S 143rd Plaza

**Oak View Dr**

S 140th Plaza

**S 140th Plaza**

**S 140th Plaza**

## A Plaza

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14334 INDUSTRIAL RD  
RETAILER MAP



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14334 INDUSTRIAL RD  
ADDITIONAL PHOTOS



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