

# FOR SALE/LEASE - ALTECH BUSINESS PARK

3801 S 148TH ST, OMAHA, NE 68144

FLEX | 10,000 SF FOR SALE \$1,970,000 | 6,000 SF FOR LEASE \$14.50 PSF, NNN



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**Empowered Brokers. Exceptional Results.**

## PRESENTED BY:

**Cori Adcock**

402.871.4506

cadcock@lee-associates.com

**Jared Wegner**

308.627.2136

jwegner@lee-associates.com

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



# FOR SALE/LEASE

3801 S 148TH ST, OMAHA, NE 68144

Flex | 10,000 SF for Sale \$1,970,000 | 6,000 SF for Lease \$14.50 PSF, NNN



## PROPERTY DESCRIPTION

Investment, lease, or owner/user opportunity in this 10,000 SF Class B Flex Building located in the Altech Business Park. Ideal for an owner/user or Tenant seeking higher end office space that allows for shop or storage space. Built in 2016, the building features high ceilings and abundant windows with a mix of private offices, conference room, kitchen, two 10' drive-in doors, 14' clear height in the shop space, 600-amp/3-phase power and floor drains.

## PROPERTY HIGHLIGHTS

- Building for sale at \$1,970,000 | 7.5% cap rate
- Quality built flex building
- Two drive-in doors (10') | 14' clear ceiling height | Floor drain
- 600 amp / 3-phase power | 48 parking spaces on 1.14 acres

## LOCATION DESCRIPTION

Located in the Altech Business Park near S. 148th Street and F Street in southwest Omaha, the property sits within an established office/industrial corridor with strong surrounding tenant demand. The location provides convenient access to I-80 and quick connectivity across the Omaha metro.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,970,000
<b>Lease Rate:</b>	\$14.50 SF/yr (NNN)
<b>Available SF for Lease:</b>	6,000 SF
<b>Lot Size:</b>	1.14 Acres

## CONTACT

**Cori Adcock**

cadcock@lee-associates.com  
C 402.871.4506

**Jared Wegner**

jwegner@lee-associates.com  
C 308.627.2136

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

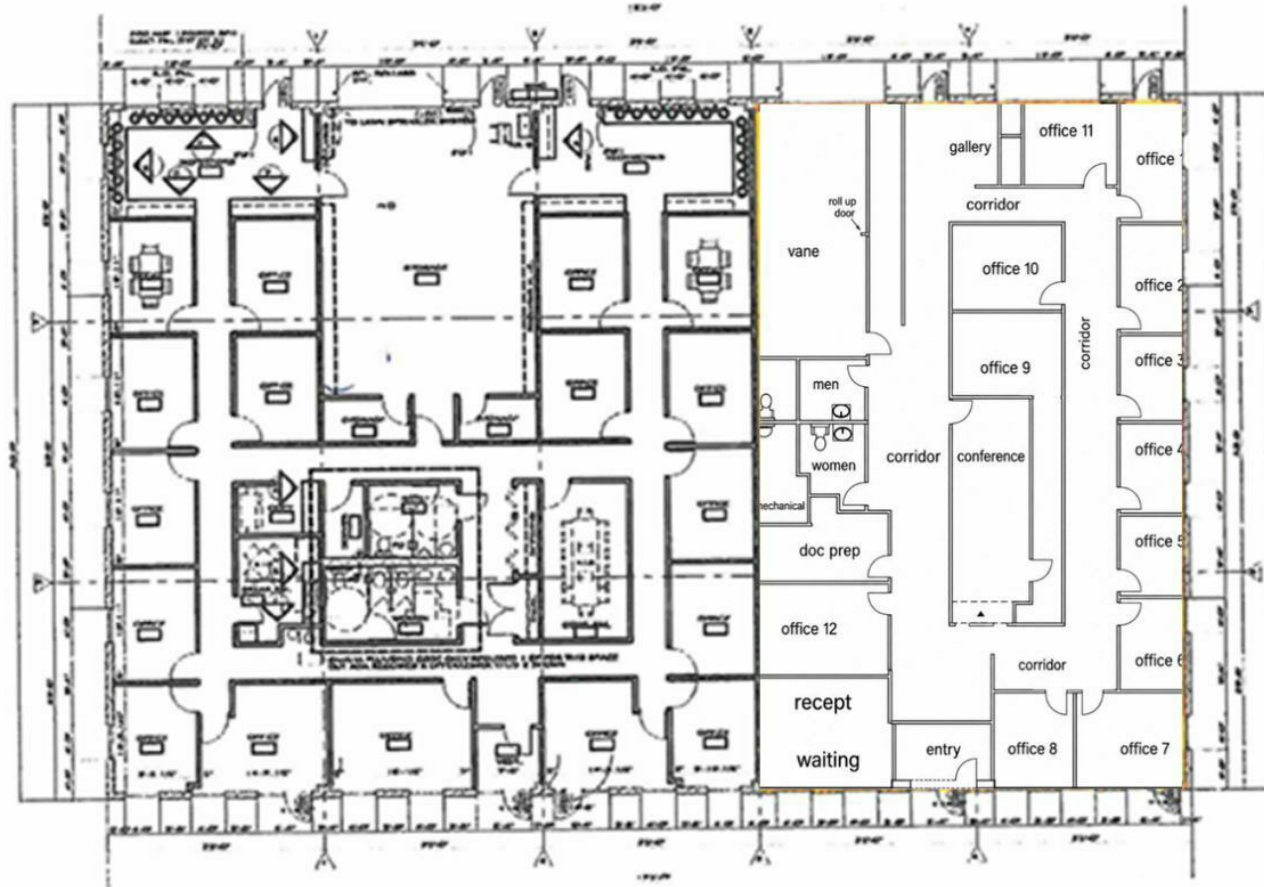
# FOR SALE/LEASE

3801 S 148TH ST, OMAHA, NE 68144

Flex | 10,000 SF for Sale \$1,970,000 | 6,000 SF for Lease \$14.50 PSF, NNN



COMMERCIAL REAL ESTATE SERVICES



## CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

Jared Wegner

jwegner@lee-associates.com

C 308.627.2136

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

# FOR SALE/LEASE

3801 S 148TH ST, OMAHA, NE 68144

Flex | 10,000 SF for Sale \$1,970,000 | 6,000 SF for Lease \$14.50 PSF, NNN



## CONTACT

**Cori Adcock**

cadcock@lee-associates.com

C 402.871.4506

**Jared Wegner**

jwegner@lee-associates.com

C 308.627.2136

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

# FOR SALE/LEASE

3801 S 148TH ST, OMAHA, NE 68144

Flex | 10,000 SF for Sale \$1,970,000 | 6,000 SF for Lease \$14.50 PSF, NNN



COMMERCIAL REAL ESTATE SERVICES



## CONTACT

Cori Adcock

cadcock@lee-associates.com

C 402.871.4506

Jared Wegner

jwegner@lee-associates.com

C 308.627.2136

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



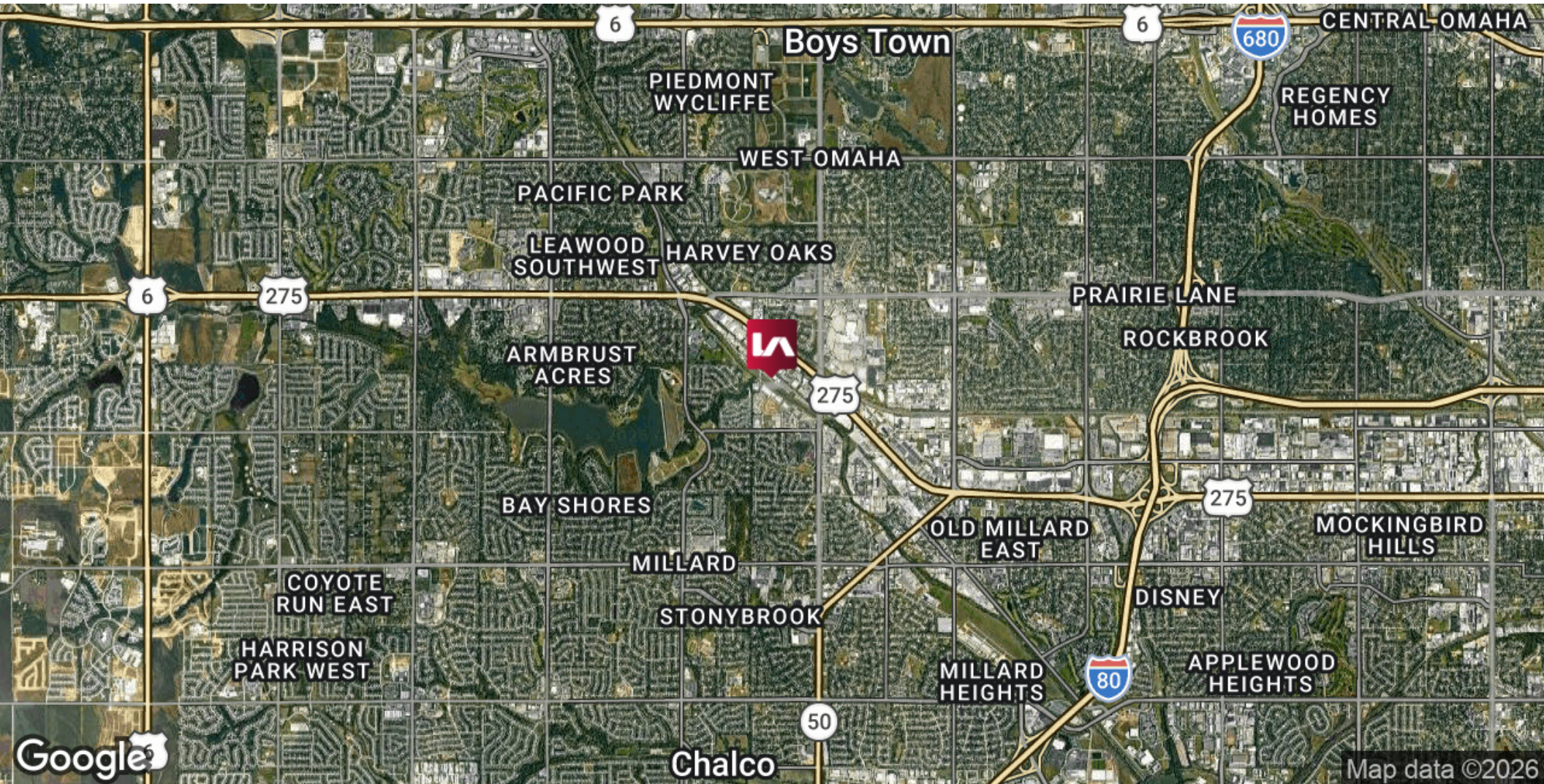
**FOR SALE/LEASE**

**3801 S 148TH ST, OMAHA, NE 68144**

**Flex | 10,000 SF for Sale \$1,970,000 | 6,000 SF for Lease \$14.50 PSF, NNN**



COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Cori Adcock**  
cadcock@lee-associates.com  
C 402.871.4506

**Jared Wegner**  
jwegner@lee-associates.com  
C 308.627.2136

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888

