



GENERAL DYNAMICS | INVESTMENT OPPORTUNITY | SINGLE TENANT CLASS A INDUSTRIAL
FOR SALE | FORTUNE 100 AEROSPACE & DEFENSE CONTRACTOR

4555 NW 14th Street | 236,950 SF | \$47,850,000 | Cap Rate 5.08%



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About the Building:

- Tilt Up Concrete Building - 236,950 SF
- 100% Temperature Controlled Building
- Robust Three Phase Electrical Service Supporting Aerospace and Defense Manufacturing Operations
- Close Proximity to Lincoln Airport, I-80, and Downtown Lincoln.

Investment Highlights:

- Investment grade defense contractor tenant
 - (Contact broker for NDA for tenant lease details)
- Mission critical manufacturing facility
- Newly constructed Class A Tilt up Concrete Building (2023)
- Tenant has invested \$6M+ in building expansion in 2026.



GENERAL DYNAMICS

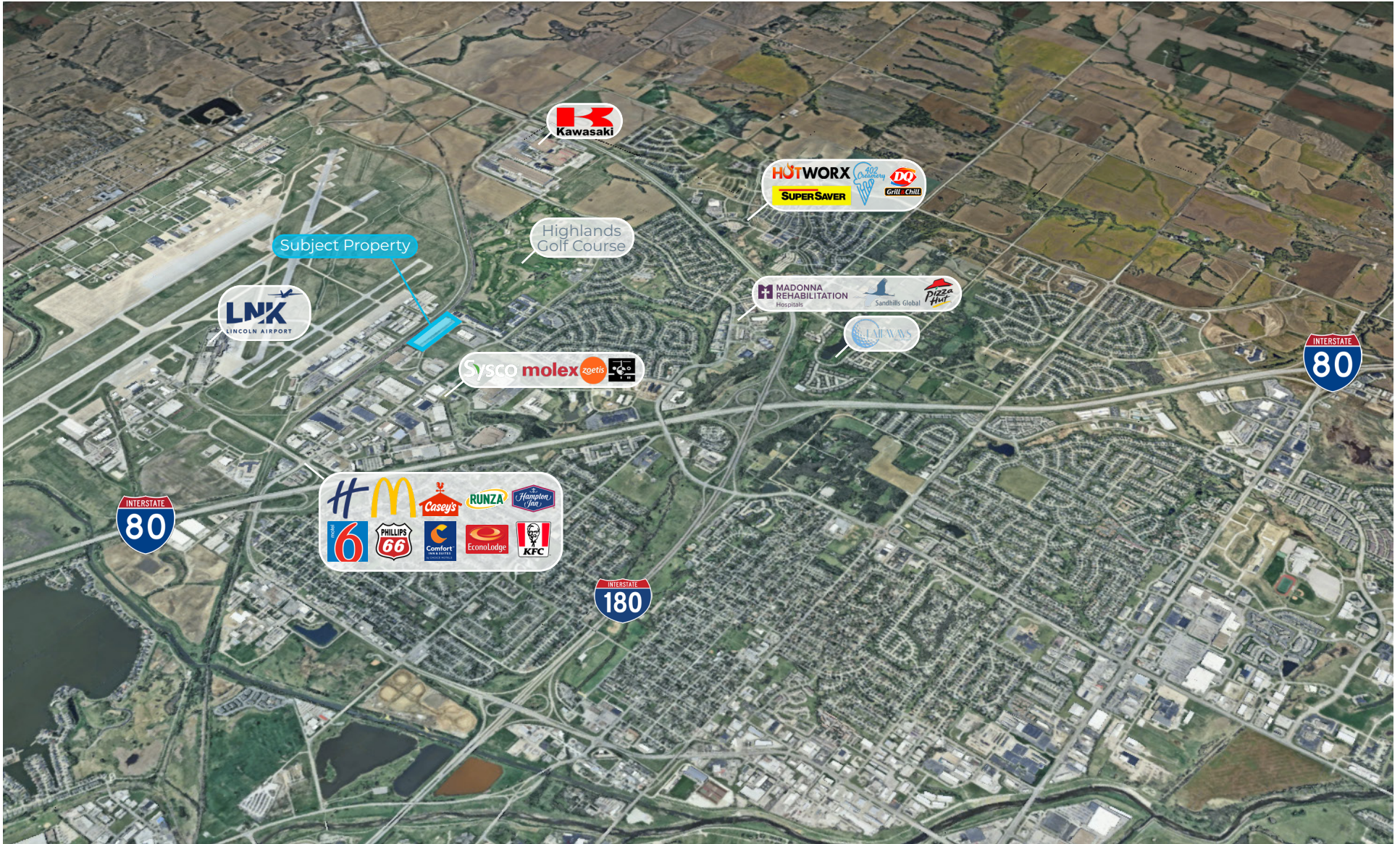
Tenant Overview:

- Fortune 100 aerospace and defense contractor.
- Extensive US government and defense contracts.
- Critical national security presence.
- Approximately 47B annual revenue.
- Approximately 110,000 employees globally.
- Strong Corporate Credit Profile
 - S&P-A | Moody's- A3/A2

Building Size:	236,950 SF
Sale Price:	\$47,850,000
Cap Rate:	5.08%
NOI:	\$2,430,780 (10 yr avg.)
Lease Exp. Date:	12/31/2030
Lease Renewals:	Two (2) Five (5) Year
Land Area:	11.03 Acres
Year Built:	2023
Zoning:	I-2
Building Class:	A
Ceiling Height:	26'
Dock High Door(s):	16
Drive Door(s):	5

4555 NW 14th Street
Property Photos





NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.