



13400 O STREET, LINCOLN, NE

\$19,250,000

For SALE

\$8.50 NNN

For LEASE

**Inventory and business
not included in sale price*



**BERKSHIRE
HATHAWAY** | AMBASSADOR
HOMESERVICES REAL ESTATE

3201 Pioneers Blvd, Suite 32, Lincoln, NE 68502

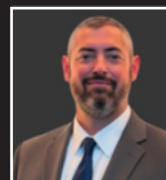
A member of the franchise system of BHH Affiliates,  



ADAM LOWNEY, CCIM

(402) 730-8239

Adam.Lowney@PRG-NE.com



BEN BLEICHER, REALTOR®

(402) 419-6309

Ben.Bleicher@PRG-NE.com

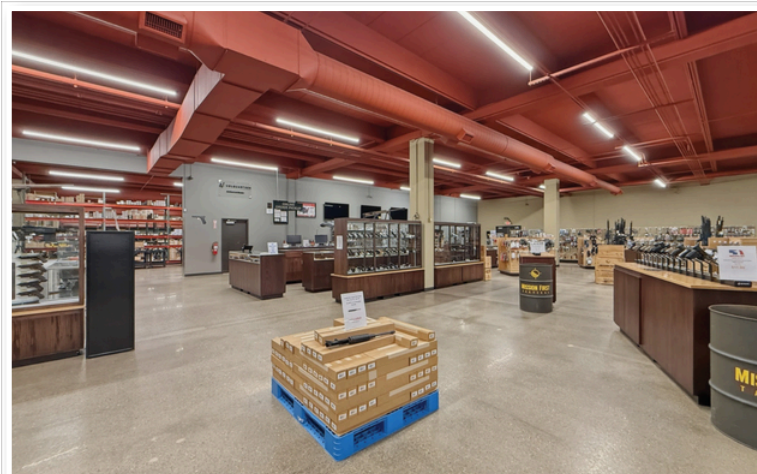


13400 O STREET, LINCOLN, NE 68527

PROPERTY DETAILS

Gross Building Area	107,345 SF	Year Built	1965
Clear Height	14' / 10'	Parking Lot	2.35 Acres
Three-Phase Power	2,000 Amps @ 480 Volts	Zoning	I-1
Lot Size	34 Acres	Excess I-1 Land	18 Acres



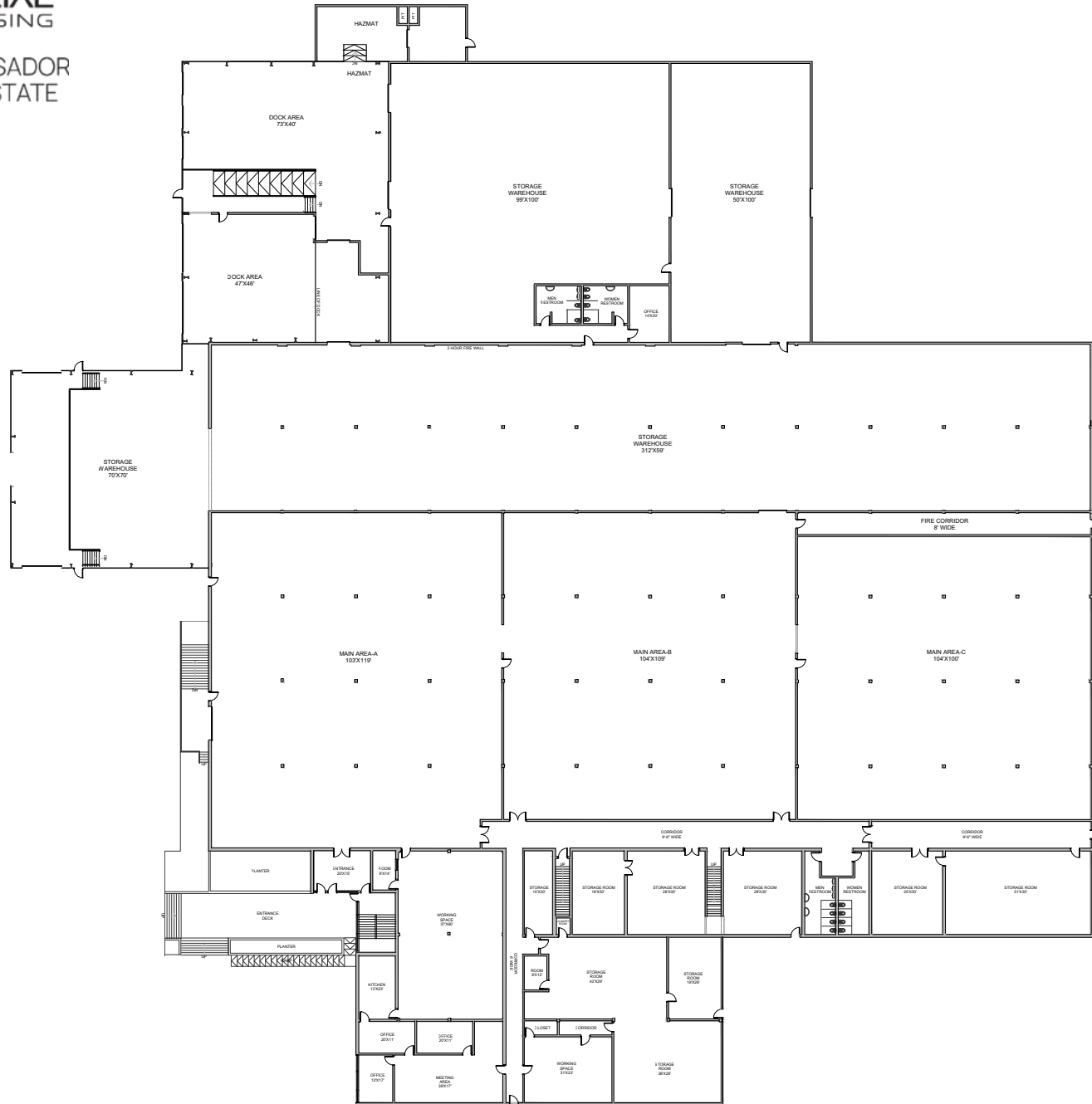


- 1st Floor: 95,405 sq ft | 2nd Floor: 11,940 sq ft
- HVAC completely replaced in 2018
- Segra Fiber Dedicated Service - CAT 6e to entire building
- Entire building has been converted to LED lighting
- 5 Residential forced air units, 1 mini split, 6 RTU's
- Roof - 2" concrete plank, 6" engineered foam, rubber membrane w/ rock ballast
- 2 Shanahan 5 ton cranes
- *Racking negotiable



FIRST FLOOR

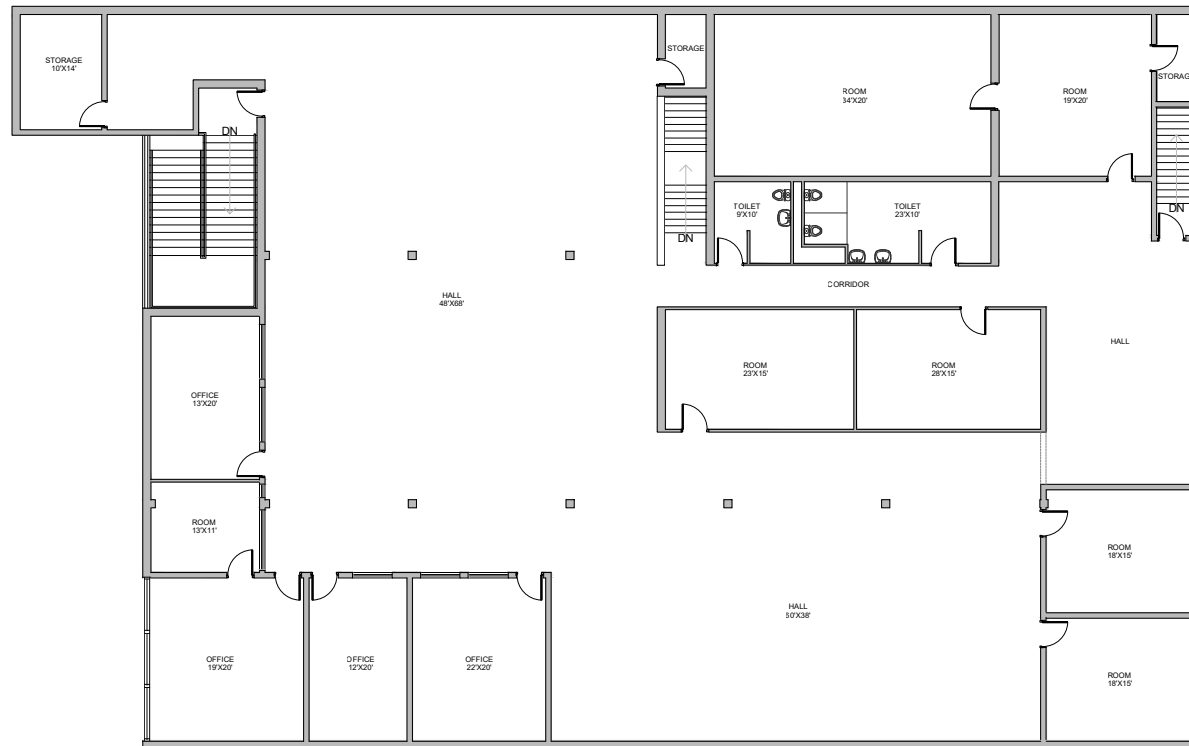
95,405 SQUARE FEET



① FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR

11,940 SQUARE FEET



1 SECOND FLOOR PLAN
SCALE = 1/4" = 1'-0"