

3207 Ponderosa, Wahoo, NE 68066

**10,000 SF FLEX BUILDING | 8 OVERHEAD DOORS | FENCED YARD | PLUS 1 ACRE
ADJACENT LOT | OWNER-USER OPPORTUNITY | WAHOO, NE**



PRICE: \$1,295,000 (\$135/SF includes adjacent lot)

PROPERTY OVERVIEW

Highly functional 10,000 SF industrial flex property featuring 8 overhead doors, expansive paved yard, and secured outdoor storage. This property is ideally suited for contractors, fleet-based businesses, and service operators seeking a combination of shop space and yard.

The site includes approximately 2 acres total with 1 acre of paved parking and drive area, along with a fully fenced rear yard for secure storage of equipment, vehicles, and materials. The building layout supports single-user operations or multi-bay functionality, with the ability to occupy all or part of the space. Then includes a second parcel of approximately 1 acre to the North.

The property is currently leased, providing in-place income, with a clear path for future occupancy. Lease expires on December 31, 2026. Tenant will not be renewing lease.

KEY HIGHLIGHTS

- 10,000 SF industrial flex building PLUS 1 acre lot (2 Acres total)
- 8 overhead doors (ideal for multi-bay operations)
- Approx. 2 acres total with paved yard and parking area and vacant lot
- Fully fenced rear yard for secure storage
- Ideal for contractor, fleet, or service-based business
- Ability to occupy all or part of the building
- Opportunity for additional income from unused bays and vacant lot
- Strong alternative to higher-cost Omaha/Lincoln properties



OWNER-USER OPPORTUNITY

- Establish a long-term base of operations
- Secure yard space for vehicles, trailers, and equipment
- Utilize entire building or lease out excess space
- Functional layout for multiple crews or divisions

LEASE SUMMARY

- Current Rent: \$7,000/month (\$84,000 annually)
- Lease Type: NNN
- Lease Expiration: December 31, 2026
- Tenant will not be renewing
- Provides immediate income with flexibility for future occupancy or repositioning.

PROPERTY DETAILS

- Building Size: 10,000 SF
- Lot Size: ~1 acre paved (excluding building footprint). Plus 1 acre not paved.
- Price: \$1,295,000
- Price/SF: \$129
- Property Type: Industrial / Flex
- Parking: Ample paved parking and yard area
- Outdoor Storage: Fenced rear yard plus 1 acre lot
- Zoning: Commercial
- Ceiling Height: 17'
- Overhead garage doors are 12' W x 14' H
- Power: 8 meter sockets, 3 being used with 3 separate panels. 3 phase
- Drive Type: Grade-level

IDEAL USES

- Contractor headquarters (HVAC, plumbing, electrical, concrete, etc.)
- Automotive
- Landscaping or excavation company
- Fleet-based or service operations
- Equipment storage and shop
- Owner-user with supplemental rental income

LOCATION OVERVIEW

Located in Wahoo, Nebraska, this property offers a strategic position between major regional markets. Users benefit from lower occupancy costs while maintaining access to Omaha, Lincoln, and Fremont, making it an ideal solution for growing businesses seeking space, yard, and operational flexibility.



CONTACT INFORMATION

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