

Redevelopment Opportunity • Former CommScope Facility • 12500 "I" Street • Omaha, Nebraska



PROPERTY DETAILS

| | |
|------------------|---------------------------------|
| Address: | 12500 "I" Street |
| Building Size: | 1,323,367 sf |
| Land Size: | 105.583 acres |
| Year Built: | 1958 |
| Parking: | 1,618 stalls |
| Zoning: | GI - General Industrial |
| Possible Uses: | Office, Industrial, Mixed Use |
| Major Tenants: | HayNeedle DRI Title & Escrow |
| Asking Price: | \$19,160,000 |
| \$ PSF Land: | \$4.17 psf |
| \$ PSF Building: | \$14.48 psf |

BUILDING SUMMARY

| | |
|-----------------------|--------------|
| Office #20 | 201,685 sf |
| Main Plant #30 | 1,011,255 sf |
| Boiler House - Lot 4 | 71,803 sf |
| Meter Houses - Lot 15 | 4,337 sf |

PROPERTY OVERVIEW

This property consists of approximately 1.3 million square feet in four different areas of the property and sits on 105.583 acres of ground. The property is centrally located and has terrific access via "L" Street, 120th Street and 132nd Street. Access to Interstate 80 is less than 1 mile.

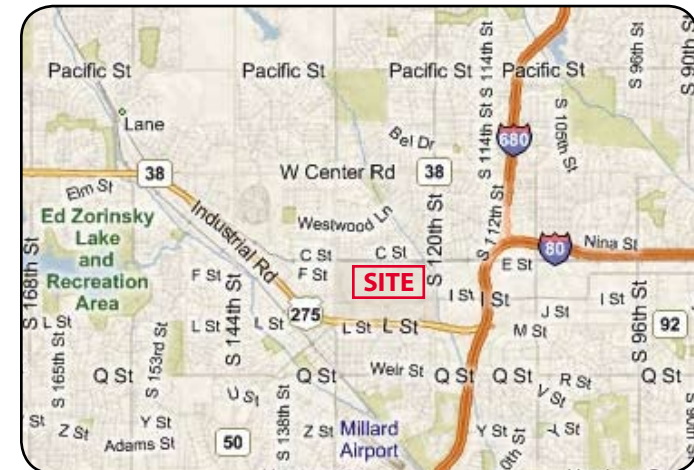


The Office Building (Building #20) consists of 201,685 square feet on 14.092 acres. This property is currently occupied by Net Shops/HayNeedle, DRI Title & Escrow and Millard Public Schools.

The Main Plant (Building #30) consists of 1,011,255 square feet on 35.212 acres. The Main Plant could be used as a manufacturing facility or could be converted to office/commercial and warehouse.



The property is a well known Omaha employer that has been redeveloped in recent years with the expansion of Omaha employers as well as national retailers.



Offering package available upon request.

For More Information Contact: **R.J. Neary, CCIM, SIOR** or **Ryan M. Zabrowski, CCIM, SIOR**
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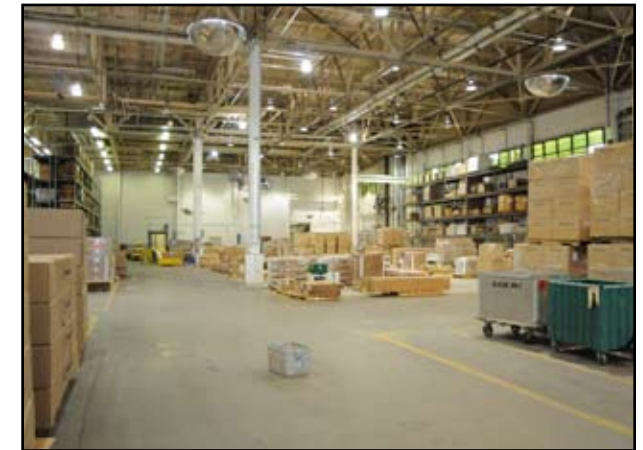
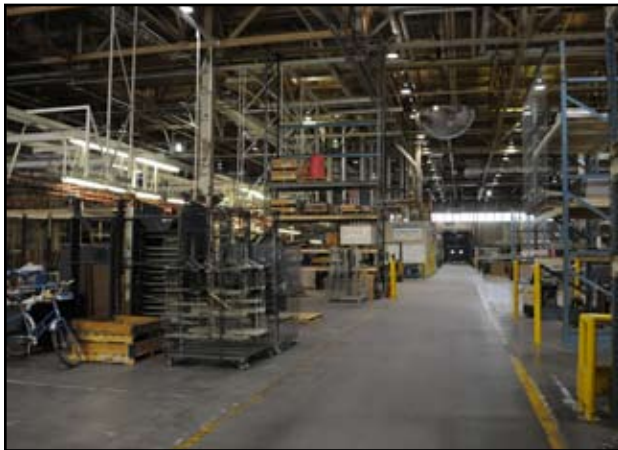
Property Overview Photographs



Property Overview Photographs



Property Overview Photographs





W Center Road

120th Street

132nd Street

NOT INCLUDED

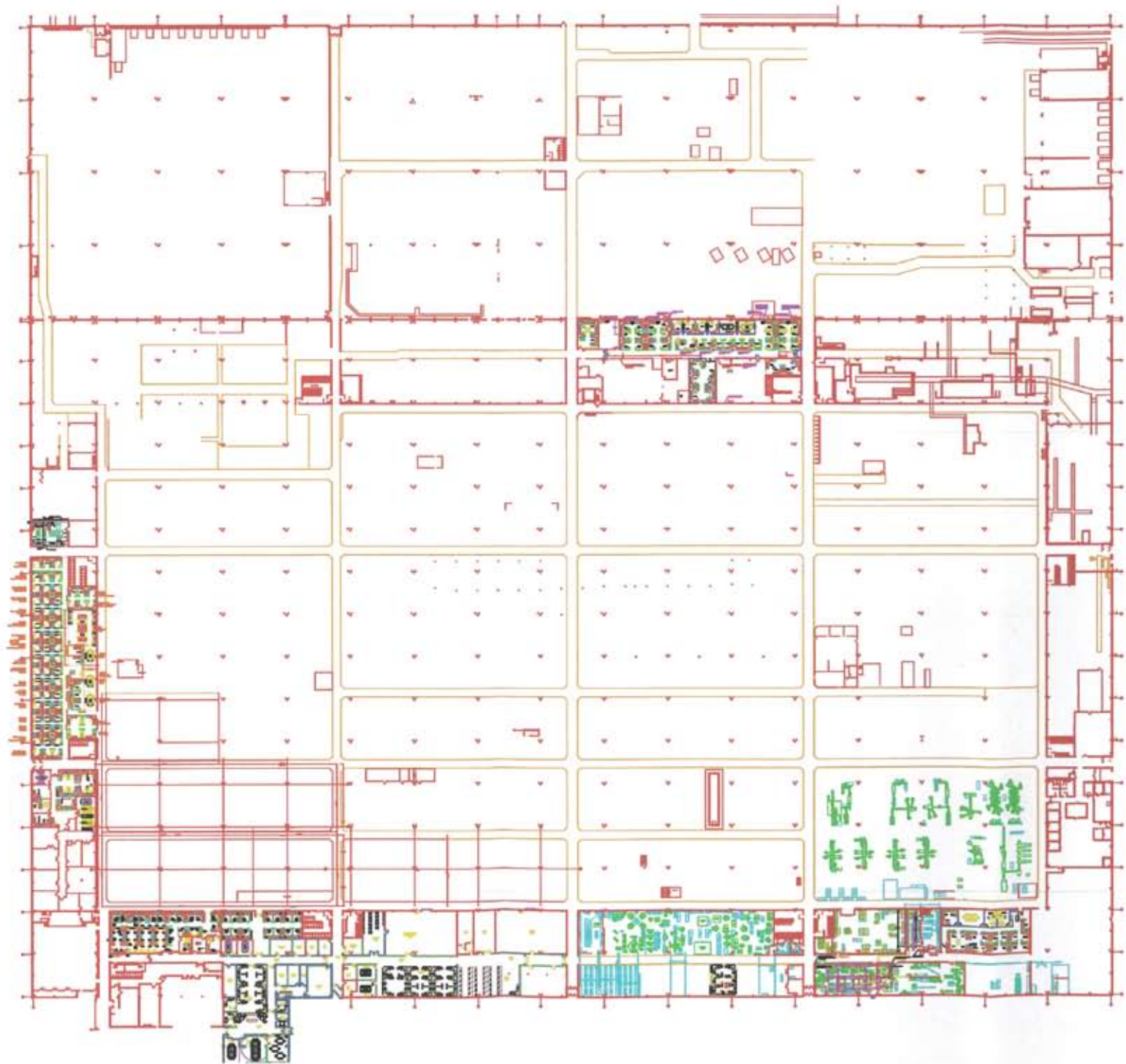
I Street

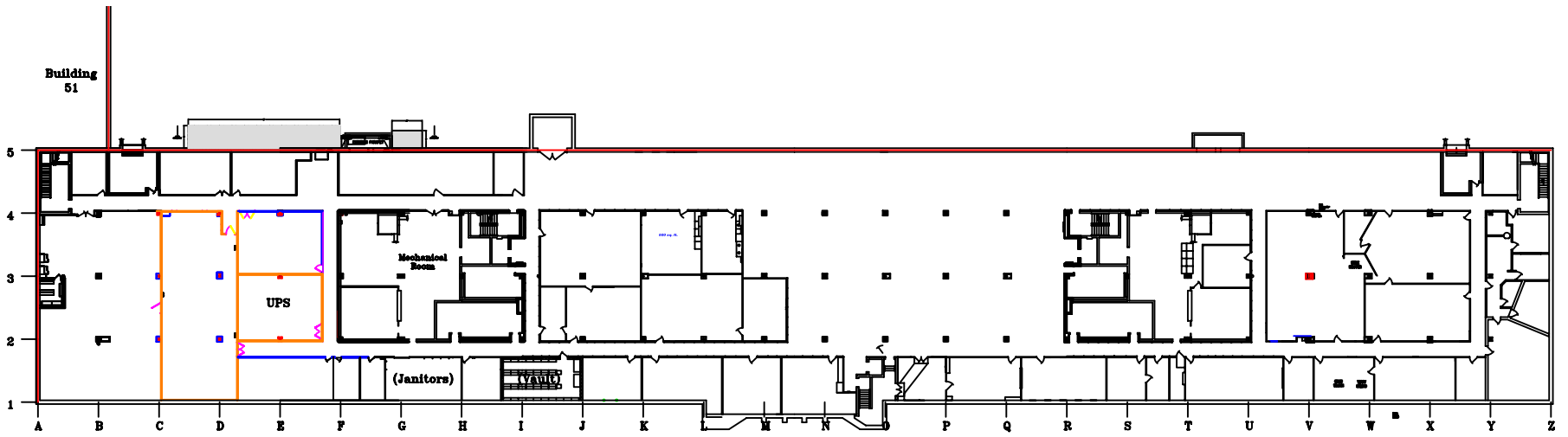
L Street



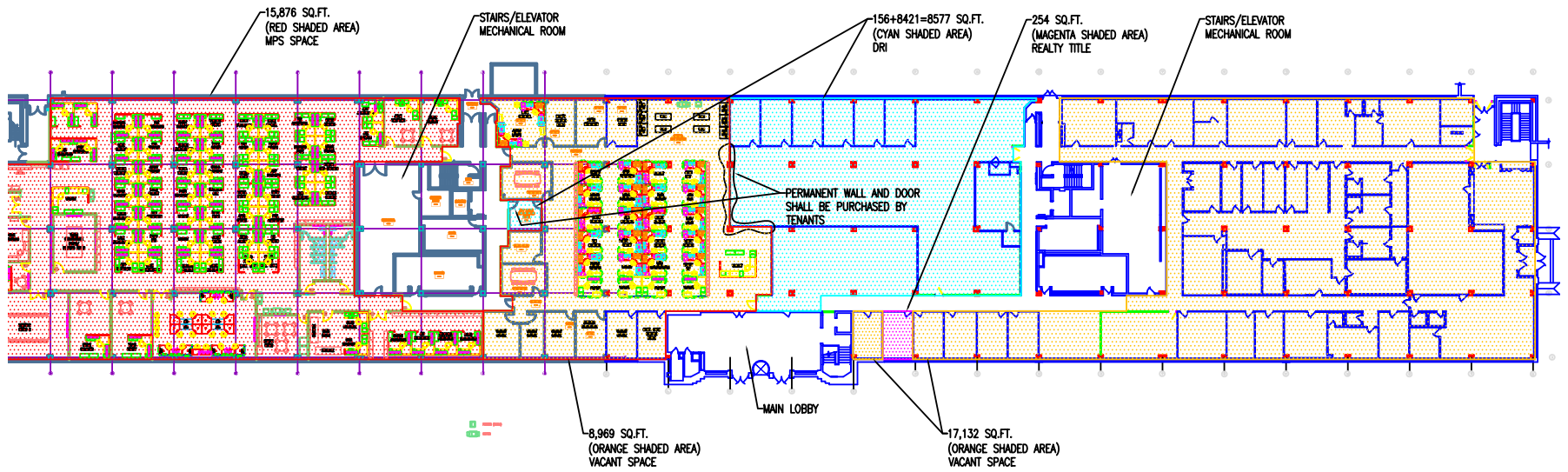
FBI Building







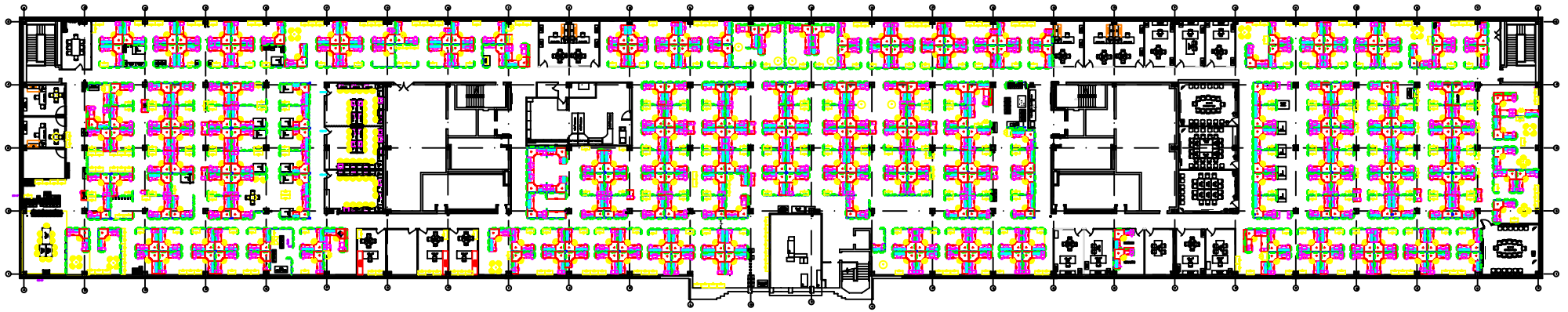
Connectivity Solutions Manufacturing Inc.
Building 20 – Lower Level



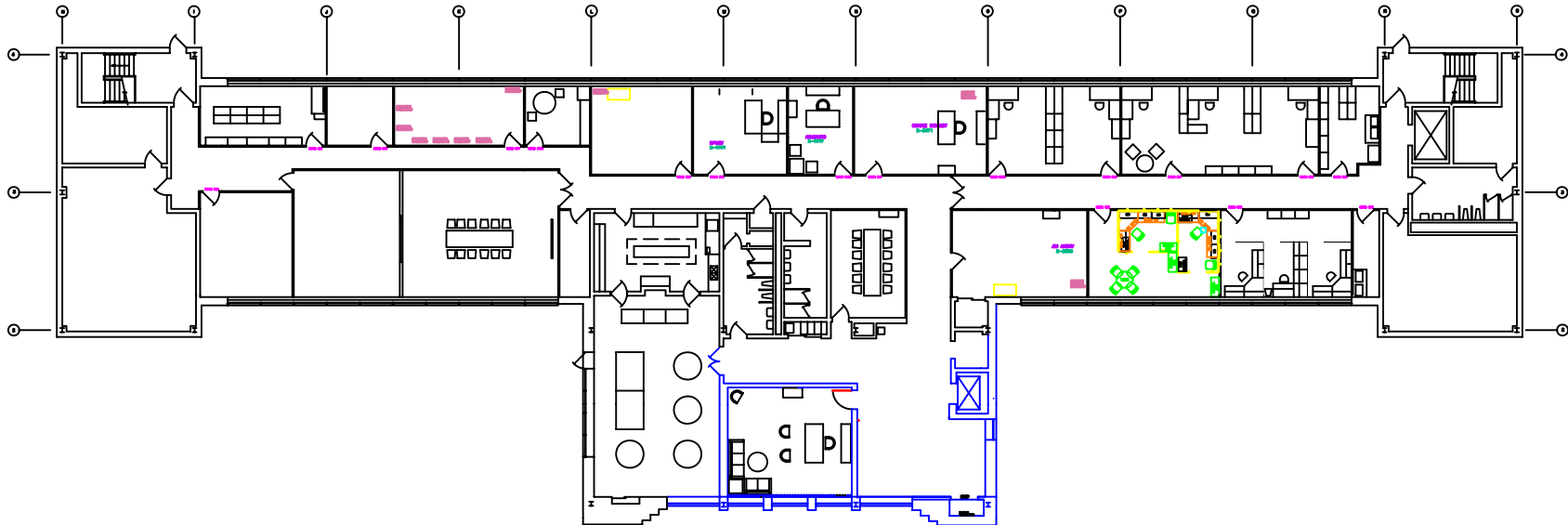
Building 20 – First Floor

N





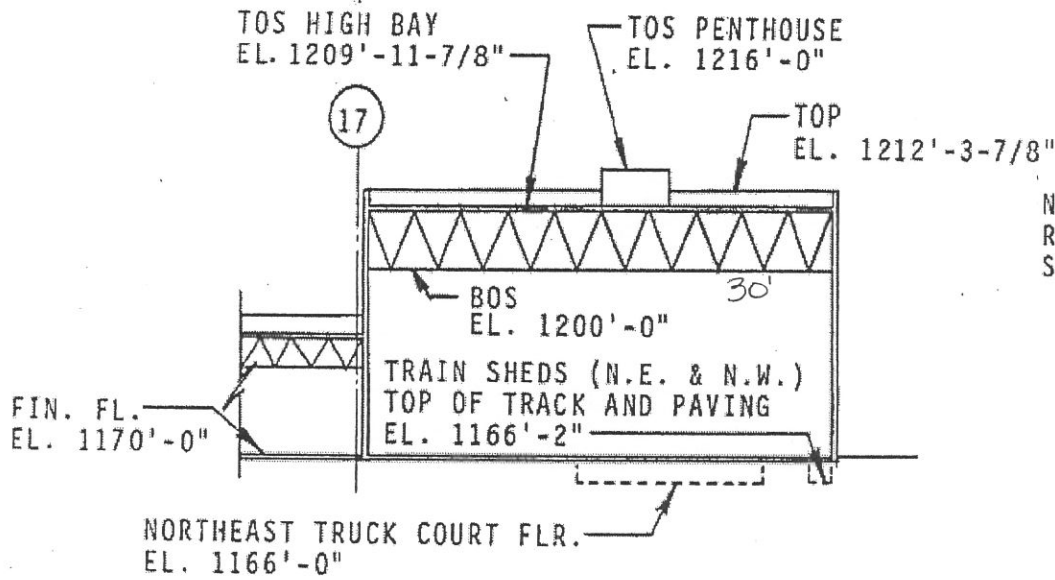
CONNECTIVITY SOLUTIONS MANUFACTURING INC.
20 BUILDING SECOND FLOOR



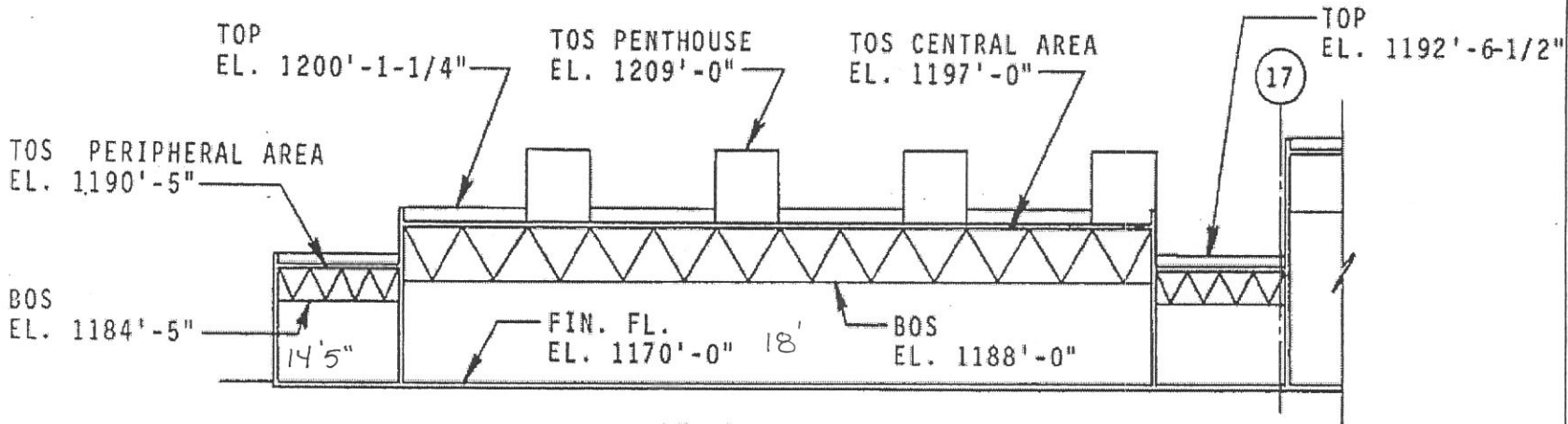
Connectivity Solutions Manufacturing Inc.
Building 20 – Third Floor Level

N





SECTION A-A CONTD.

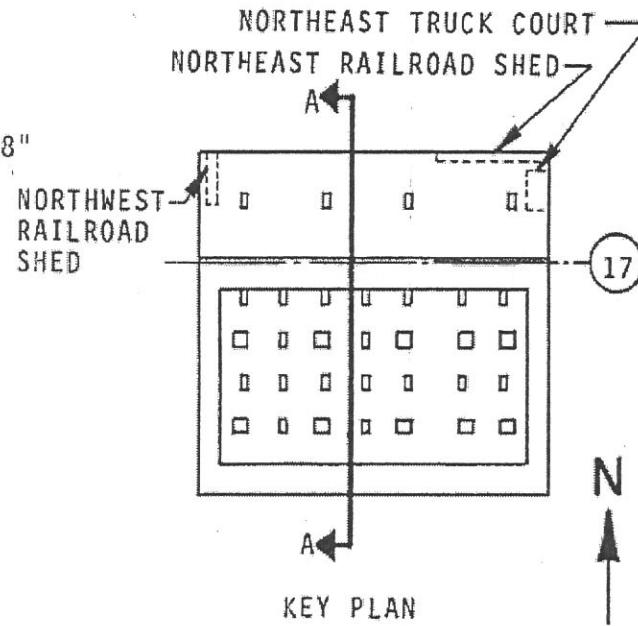


SECTION A-A
BUILDING 30

TOS = TOP OF STEEL

BOS = BOTTOM OF STEEL

TOP = TOP OF PARAPET



KEY PLAN

BUILDINGS - TYPICAL SECTION VIEWS

| | | | |
|----------|--------------|-------|-------|
| 1 8-9-74 | Iss. 6-24-98 | Iss. | Iss. |
| J. LAH | Appd. MLP | Appd. | Appd. |

udent Technologies Inc. Omaha Works

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