

# FOR SALE (IN FULL OR 'ONE BITE AT A TIME')



REBECCA S. GRATZ/THE WORLD-HERALD

Ryan Zabrowski, left, and R.J. Neary, listing agents for Investors Realty, are handling the sale of the 105-acre Connectivity Solutions campus near 125th and I Streets.



The Western Electric plant near 125th and I Streets, in January 1983.

By ROSS BOETTCHER  
WORLD-HERALD STAFF WRITER

## Once an icon, Omaha plant offers space galore





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**T**he 105-acre Connectivity Solutions campus at 125th and I Streets is for sale, raising questions about the future owner or owners of the site that once was home to a landmark Omaha industry that helped spark suburban development.

R.J. Neary and Ryan Zabrowski, the Investors Realty listing agents who are handling the sale, said they have met and spoken with interested parties since mid-May but have received no offers for the \$19.16 million property.

The campus formerly was home to Western Electric, which once employed 7,700 people at some of the highest-paying jobs in the area. The plant's current owner, Hickory, N.C.-based CommScope Inc., announced this

spring that it would close Connectivity Solutions Manufacturing, which employed about 470, by the end of 2011.

The sprawling campus contains several buildings: the main manufacturing plant, with 1 million square feet; office building, 200,000 square feet; maintenance building, 71,800 square feet; and various outbuildings, about 39,000 square feet.

Neary and Zabrowski are working with Omaha and Nebraska economic development officials to market the property, which could prove challenging because of its size.

"It's kind of like, 'How do you eat an elephant? One bite at a time,'" Neary said.

The main plant likely will be split up and

sold to separate buyers, potentially three or four, Neary said.

"This has been an employment base for Omaha, and it's an important historical building in a lot of ways," Neary said. "We feel it's important to the community for something good to happen here. It's important to try and create jobs and make re-use of these buildings."

He said the site could continue to be used as a manufacturing facility, or as a mixed-use development, office complex, university campus or all of those things combined.

Or, Neary said, a buyer could demolish some buildings and redevelop the property.

*See Plant: Page 2*

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