

# FORD MOTOR CREDIT BUILDING

66,275 SF | \$6,428,675

12110 EMMET ST, OMAHA, NE 68164



**INVESTORS  
REALTY INC.**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$6,428,675</b>
Building Size:	66,275 SF
Price / SF:	\$97.00
Lot Size:	5.86 Acres
Property Type:	Office Building
Year Built:	1990
Zoning:	CC - Community Commercial

## PROPERTY OVERVIEW

Excellent opportunity to purchase a hard-to-find owner/user office building along the West Maple corridor. Suite 1 consisting of 51,319 square feet is currently fully leased to Ford Motor Credit through November of 2024. Their employees have migrated to a work-from-home model, which allows flexibility on move-in date for potential owner/user buyers. Ford Motor Credit is currently paying \$61,131.09 through the end of the lease term. Suite 2, consisting of 14,956 square feet, is currently vacant.

## PROPERTY HIGHLIGHTS

- Single story office building with many windows and skylights that provide great natural light to the office space
- The layout of the building is extremely functional with a great mix of open office space and private offices/conference rooms.
- Several updates have been made to the property within the last three years such as paint, carpet, updated restrooms, kitchen, breakroom, etc.
- Ability to convert into industrial space by adding dock doors and drive-in garage doors.
- The property has very generous parking ratio of 6 stalls / 1,000 SF
- ENERGY STAR rated building – save energy, save money, and protect the environment by generating fewer greenhouse gas emissions than typical buildings.
- Purchasing the building is less than replacement cost of a similar asset.

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## BUILDING INFORMATION

Building Size	66,275 SF
Number Of Floors	1
Year Built	1990
Year Last Renovated	1996
Construction Status	Existing
Roof	EPDM (2014)
Restrooms	ADA
HVAC	Roof top units (8)

## PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Parking Ratio	6.0
Number Of Spaces	392
Parking Type	Surface
Traffic Count	54,468 - 120th & W Maple Rd (2018)

## SITE INFORMATION

County	Douglas
Zoning	CC - Community Commercial
Lot Size	5.86 Acres
Location Description	On the southwest corner of N 120th Street and West Maple Road

## OPERATING EXPENSES

Taxes:	\$2.28 PSF
Insurance:	\$0.29 PSF
CAM:	\$4.28 PSF
Utilities (est):	\$1.50 PSF
Janitorial (est):	\$1.00 PSF
Total:	\$9.35 PSF

## OFFERING SUMMARY

SALE PRICE:	\$6,428,675
Property Type	Office Building

## UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD
Cable/Wi-Fi/Phone	Cox / Century Link
Mothers Room	Yes

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,874	85,426	198,269
Total Households	4,672	35,802	81,068
Average HH Income	\$69,815	\$77,750	\$83,005

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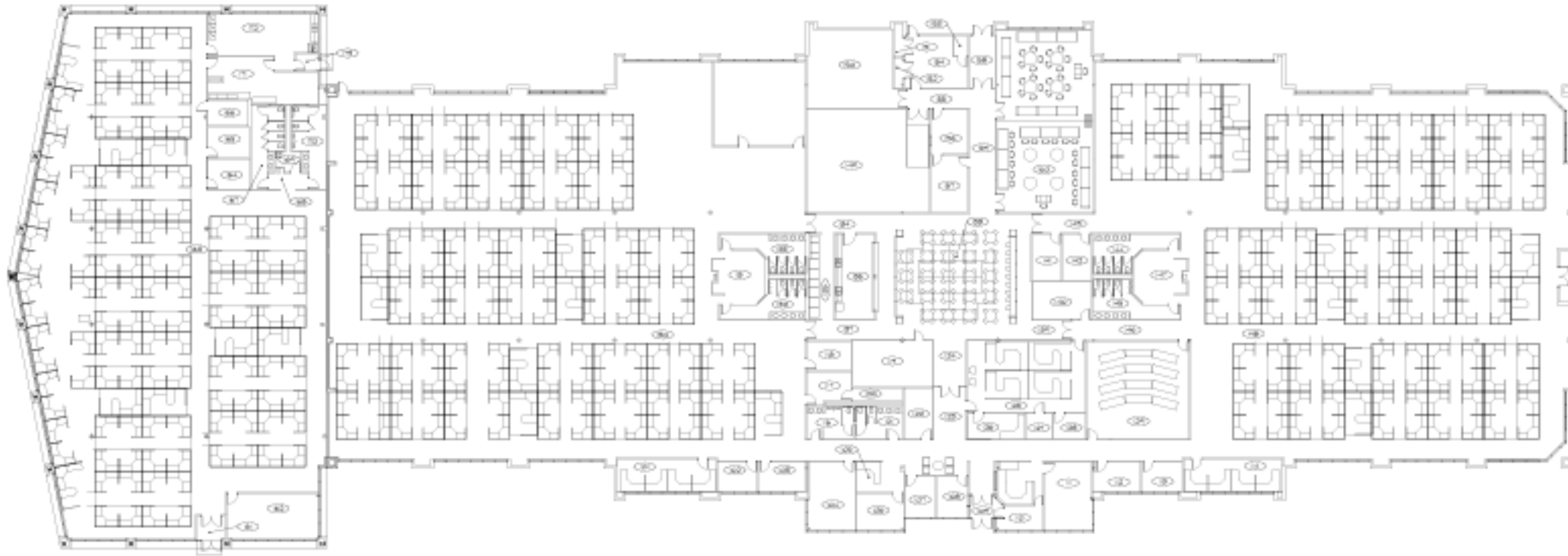
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**Suite 2**  
**14,956 sf**

**Suite 1**  
**51,319 sf**



**Suite 1 - Updated kitchen, breakroom, and restrooms.**  
**Suite 2 - New paint and carpet throughout.**

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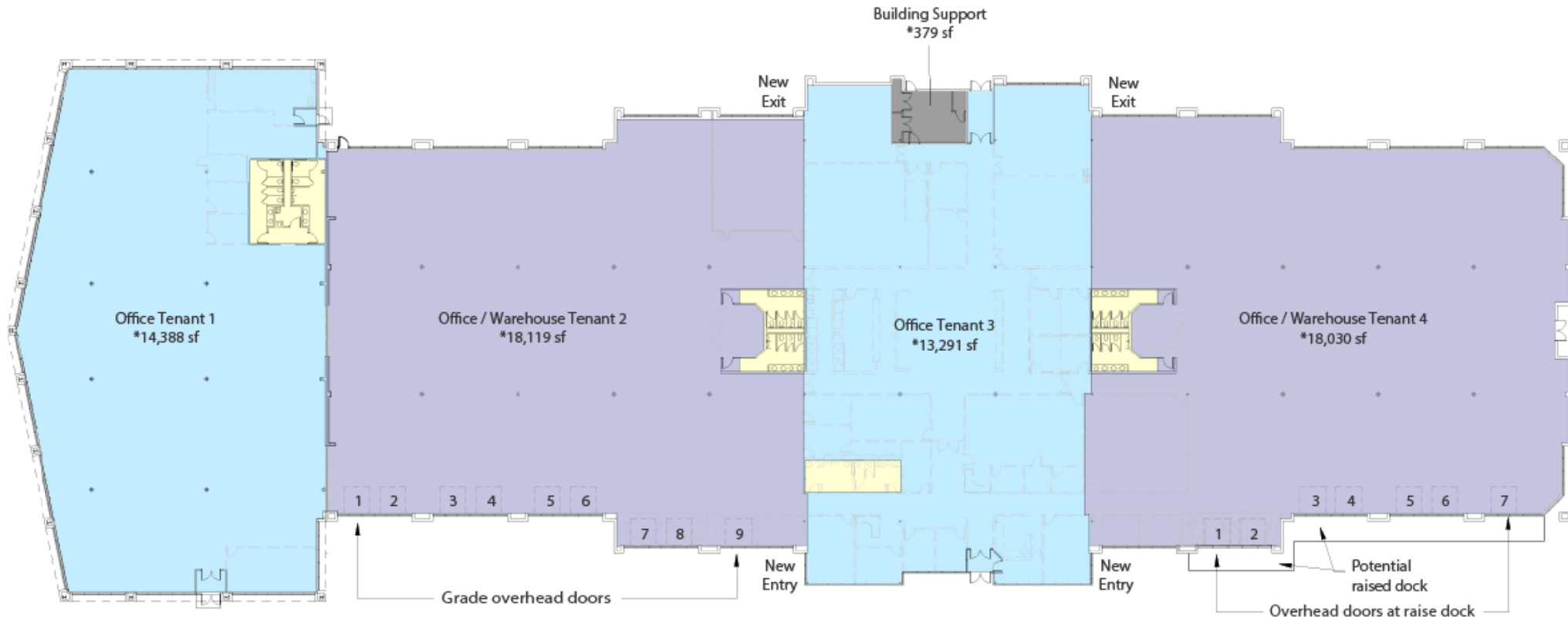
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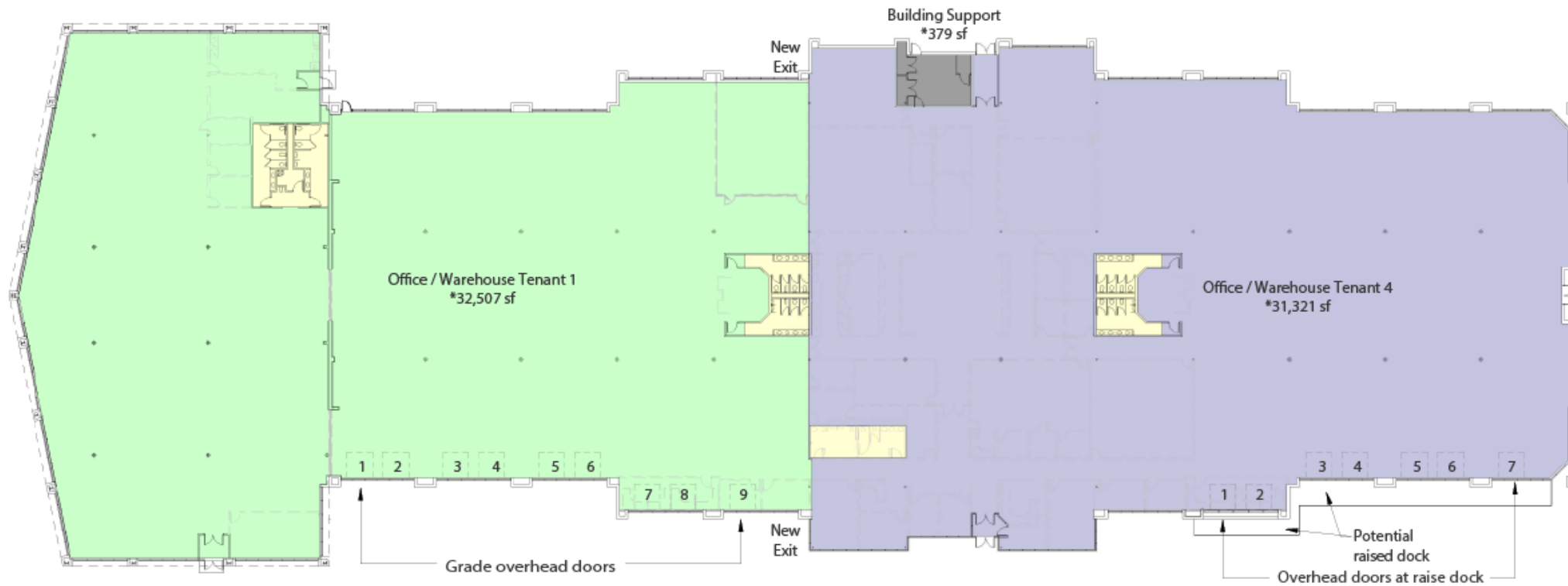






OPTION ONE - TENANT SPLIT

\*approximate square feet

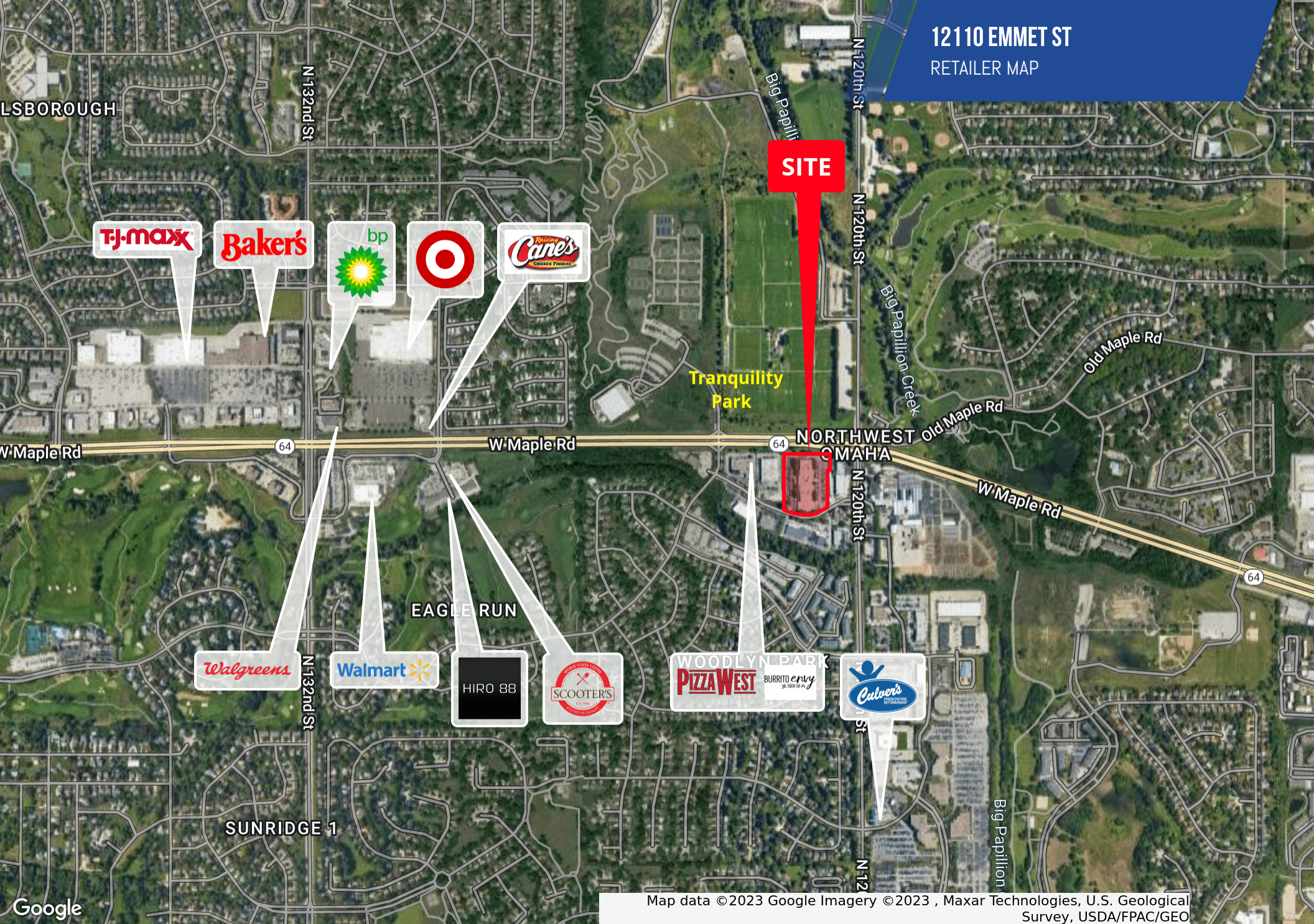


OPTION TWO - TENANT SPLIT

\*approximate square feet



12110 EMMET ST  
RETAILER MAP



Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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ADDITIONAL PHOTOS



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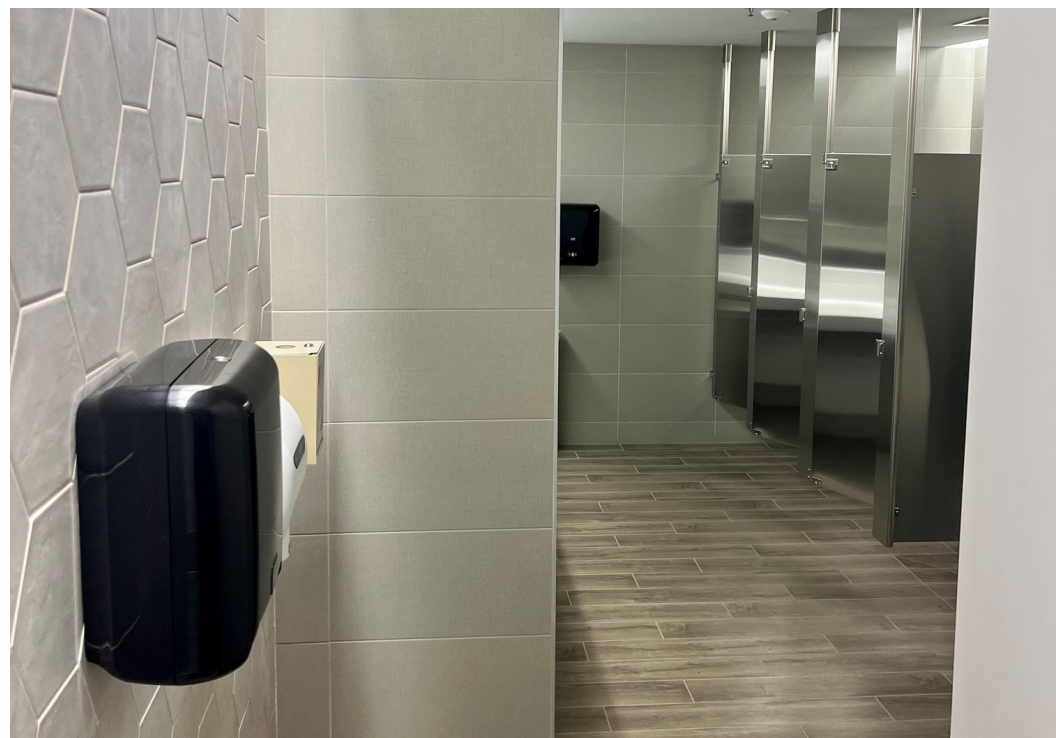
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