

9330 Highway 133, Blair, NE
9330 NE-133 | Blair, NE | US | Washington County
Available SF: 117,546



Building Type:	Office, Industrial
Available SF:	117,546
Total SF:	117,546
Ceiling Peak:	27 Ft.
Last Updated:	Jul 5, 2024

Economic Development Contact

Adrienne Cavill
Gateway Development Corp.
808 ConAgra Drive, Ste 400
Omaha, NE 68102
| acavill@selectgreateromaha.com

Phil Green
City of Blair
218 S. 16th Street
Blair, NE 68008
(402) 426-6691 | pcgreen@blairnebraska.org

Realtor/Owner Contact

John Waldbaum

Property and Area Description

Colliers is pleased to offer for sale the former Mutual of Omaha building located at 9330 Highway 133 in Blair, Nebraska. Located just 15 miles north of the I-680 Irvington exit in Omaha, and 16.5 miles from I-29 in Iowa, the property has good access to Omaha and surrounding communities along with the interstate system serving the center part of the country - between Denver and Chicago. The property is accessible from Omaha by a four-lane divided highway with a 70 mile per hour speed limit. This Class A property consists of 117,546 SF on two levels. Originally constructed in 2003 it features exterior precast construction with a dual layer membrane roof, 27'6" ceiling heights, two dock facilities and 22 excess acres for easy expansion. In 2013, modifications were made to the property to allow for centralized receiving and processing of mail, data center redundancy and off-site data processing. Currently the facility accommodates 65,000 SF of warehouse space and 52,000 SF of office/production floor space. The quality of construction and sophistication of ownership shows throughout this extremely well-maintained facility.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown