FOR LEASE



Industrial/Flex Opportunity

13211 CHANDLER RD, #400, OMAHA, NE 68138

Put your business in the spotlight at this versatile 10,700 SF flex property positioned on the hard corner of 132nd Street and Chandler Road. Offering a combination of customer-facing showroom space and functional warehouse area, this property is ideal for businesses looking to bring their showroom, office, inventory, and operations together in one convenient location.

The property features approximately 4,500 SF of finished office and showroom space, providing room for product displays, customer consultations, sales operations, and administrative functions. In addition, there is 6,200 SF of warehouse space with one dock door and one drive door.

Dave Ulferts
Vice President | Nebraska
+1 402 763 1753
dave.ulferts@colliers.com

Larissa Codr
Senior Associate | Nebraska
+1 402 763 1714
larissa.codr@colliers.com

Property Overview

FOR LEASE

$12.50, PSF NNN

EST. EXPENSES

$3.76, PSF

Highlights

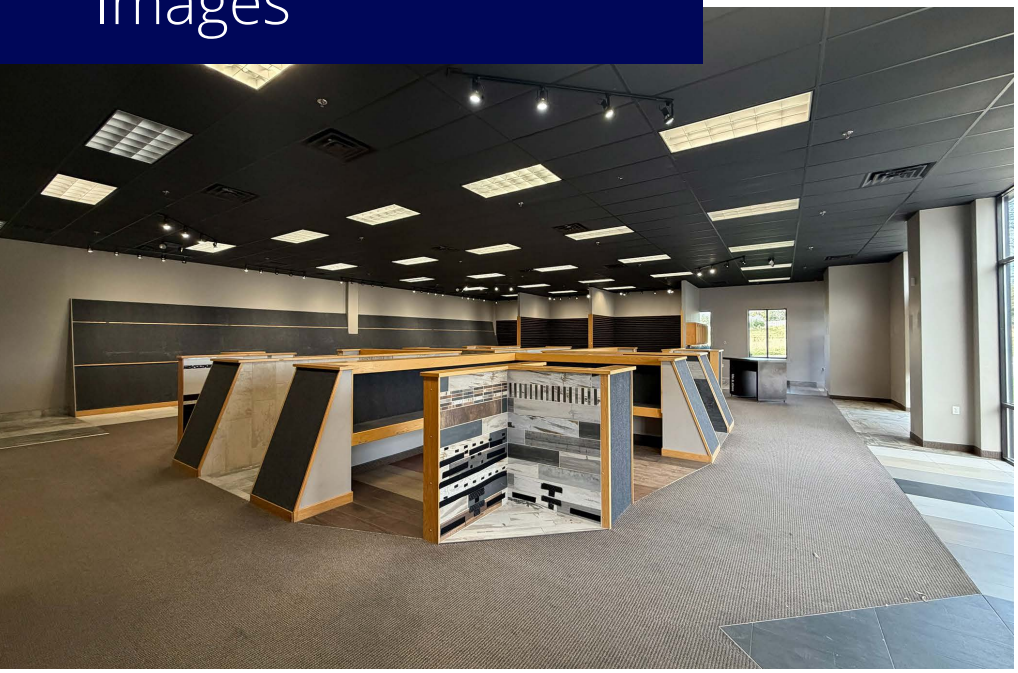
- 10,700 Square Feet Available
- 4,500 SF Office/Showroom
- 6,200 SF Warehouse
- One Drive-In Door
- One Dock Door
- 22’ - 24’ Ceiling Height

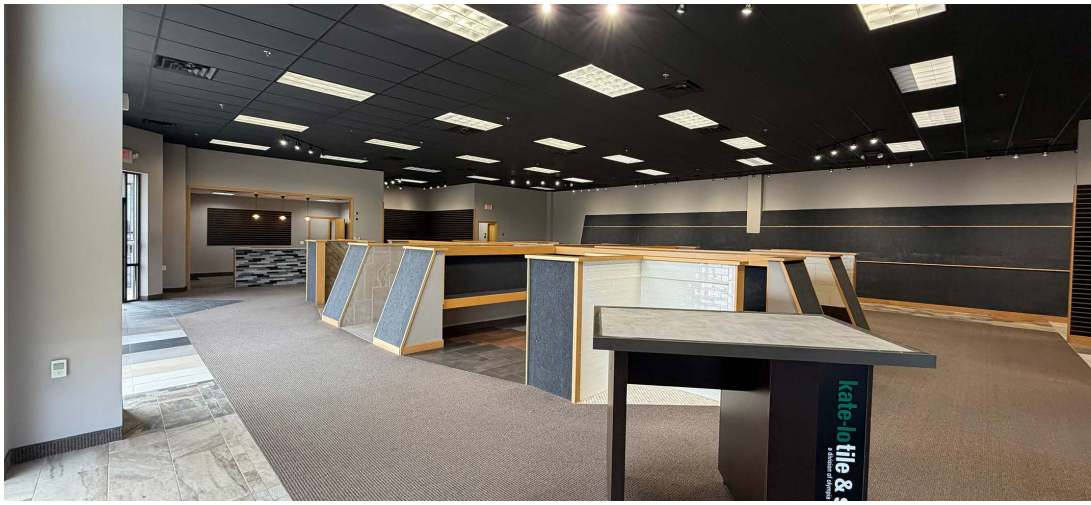
Designed to accommodate a variety of business models, the building includes both a dock-high loading dock and a drive-in door for efficient deliveries and material handling. Additional features include a fire sprinkler system and two restrooms. With its prominent corner positioning, adaptable layout, and blend of showroom and warehouse functionality, this property presents an excellent opportunity for retailers, distributors, specialty showrooms, and service-oriented businesses seeking a strategic location for their next phase of growth.

Details

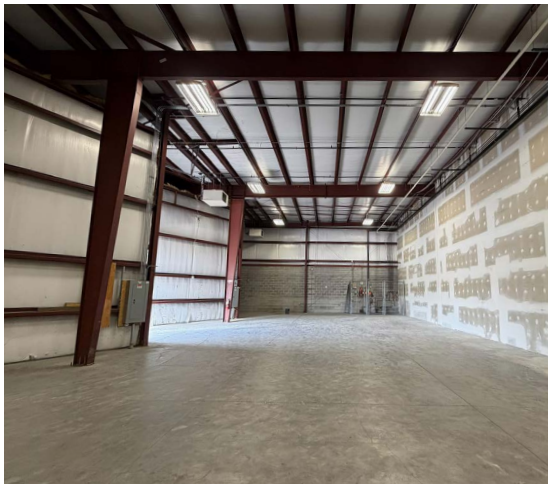
Total SF Available	Suite 400 10,700 SF
Total Building SF	17,600 SF
Year Built	2005
Lot Size	1.51 AC
Available	February 1, 2027
Office/Showroom	4,500 SF
Parking	1.59:1,000
Construction	Metal
Roof	Flat
HVAC	Yes
Sprinkler	Yes, wet
Restrooms	Two
Drive-In Doors	One
Dock Doors	One
Zoning	Commercial
Intersection	132nd & Chandler
Submarket	Sarpy West

Images





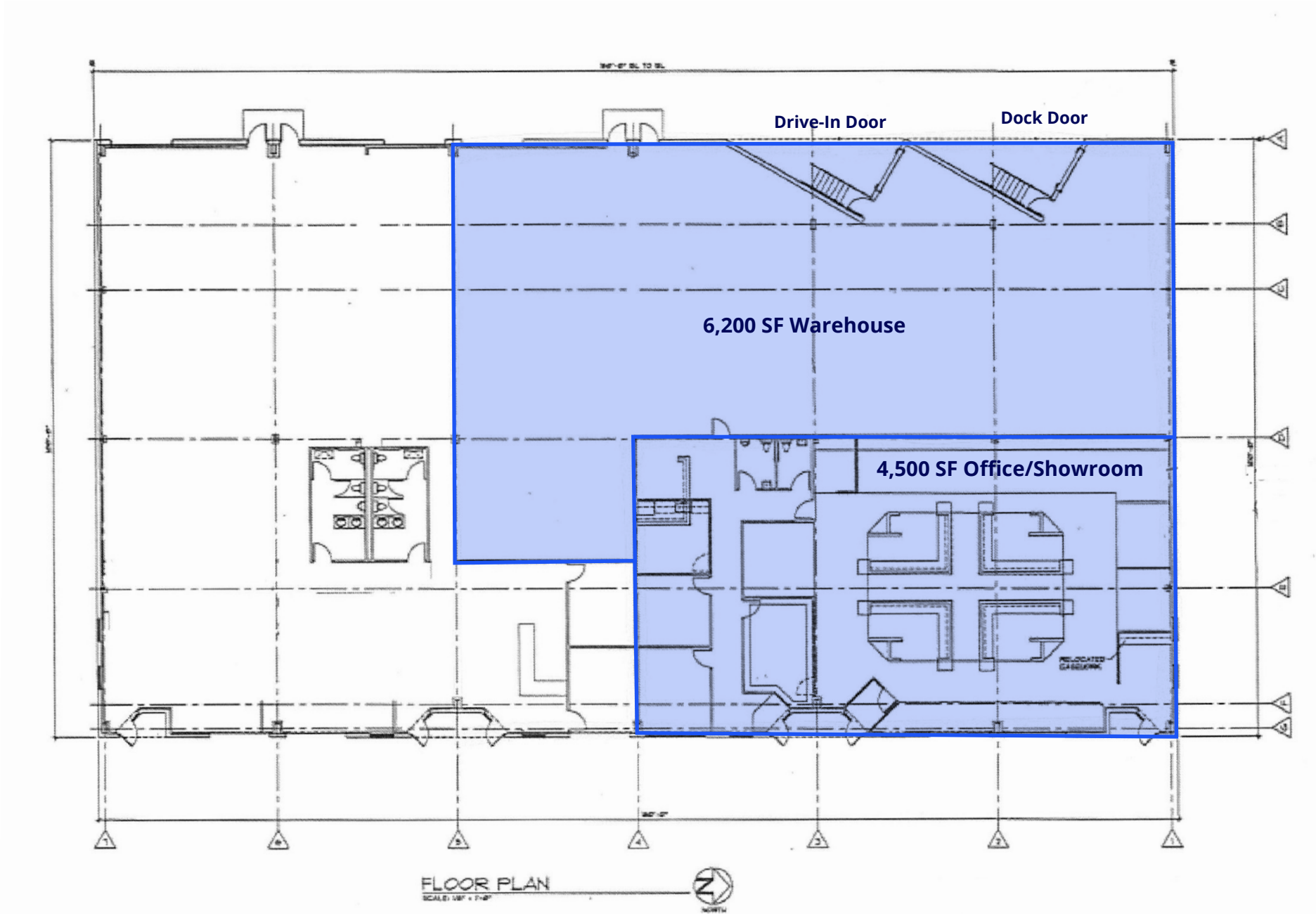








Floor Plan


Drive-In Door
Dock Door
6,200 SF Warehouse
4,500 SF Office/Showroom
FLOOR PLAN

Property Aerial



Surrounding Area



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Nebraska.