9202 F STREET | CASE STUDY

WAREHOUSE RENOVATION

PROPERTY

Size	267,495 SF
Property Type	Industrial
Location	South Central Omaha Submarket

PROJECT HIGHLIGHTS

- Revived the warehouse interior and exterior to make it more attractive for future tenants
- Replaced two-thirds of the roof, employee parking, trailer delivery lot and east building approach
- Removed 65,000 SF concrete and composite mezzanine
- Repainted the entire exterior, many interior spaces including columns, and stairwells
- Added spray insulation to over half of interior/exterior walls to seal building and add energy efficiency
- Installed LED lighting so the building was more energy efficient

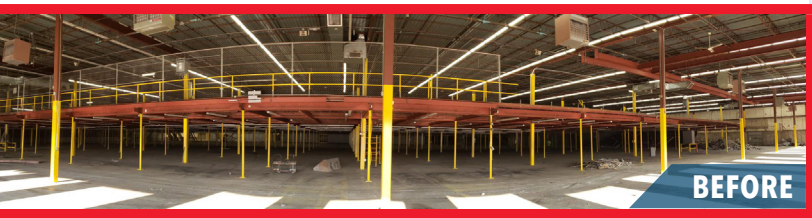
BROKER CASE STUDY

PROJECT DETAILS

Start Date	September 1,2021
End Date	December 31, 2022
Spaces	30+ Offices 4 Break Rooms 10 Bathrooms Multiple Storage/Work Rooms Stairwells 38 Docks & Dock Levelers Exterior Roofing

MAJOR POINTS

- After Gordmans went bankrupt in 2020, the warehouse was left abandoned with shelving, machinery, inventory and more
- IRI's project management team was brought in to help formulate strategic reinvestments to renovate the condition of the property to make the asset more marketable to prospective tenants
- Investors Project Management and building owners held weekly meetings to discuss renovation status and the action steps



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