

# FOR LEASE



## PROPERTY HIGHLIGHTS

- Up to 63,700 SF of warehouse available just minutes from Omaha Eppley Airfield and downtown Omaha
- 0.6 Acres of outside storage available
- Flexible floor plans to accommodate multiple tenants
- Heavy industrial zoning
- Significant redevelopment improvements may qualify for up to 20 years of Tax Increment Financing (TIF)



**CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY

## 1801 & 1931 N. 11TH STREET

Omaha, NE 68110

**7,500 - 63,700 SF  
WAREHOUSE SPACE**

### JORGE SOTOLONGO

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### ANDREW BENNETT

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## Property Highlights

**Year Built**  
1801 N. 11th St: 1947  
1931 N. 11th St: 1900

**Total Combined Bldg. SF** 63,700

**Min Contiguous** 7,518

**Max Contiguous** 63,700

**Site Area** ±3.93 Acres

**Outside Storage** ±0.6 Acres

**Clear Height** 14' - 21'

**Dock doors** Two (2)

**Drive-ins** Four (4)

**Zoning** Heavy Industrial

**Overhead Drive Doors** Two (2)

Suite	SF Min-Max	Price/SF	Available
100	8,450 SF	\$5.00 NNN	30 Day Notice
102	7,500 SF	\$6.00 NNN	30 Day Notice
108	47,750 SF	\$4.00 NNN	30 Day Notice

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## DEMISING OPTIONS



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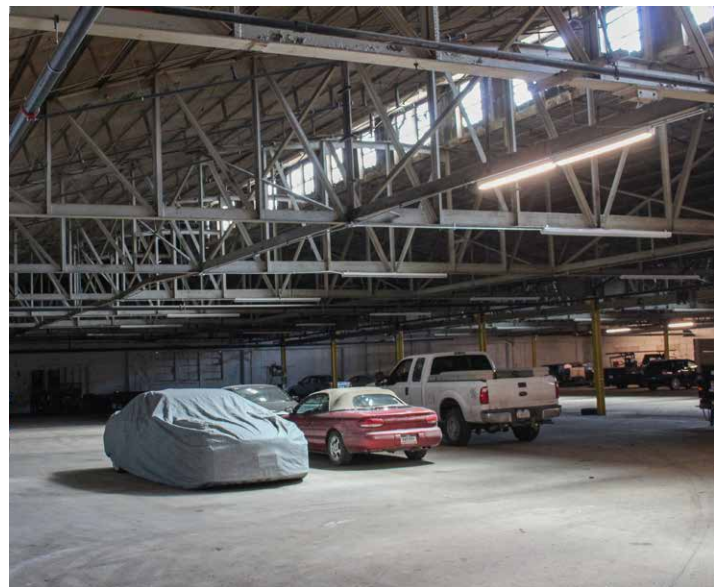
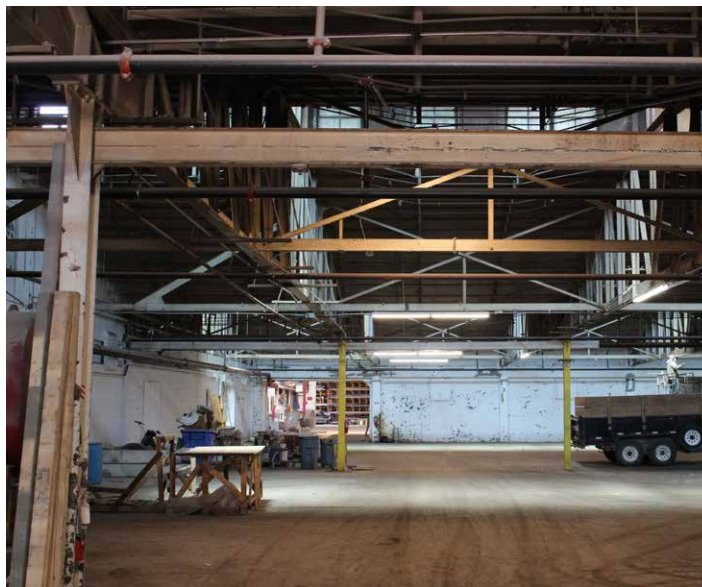
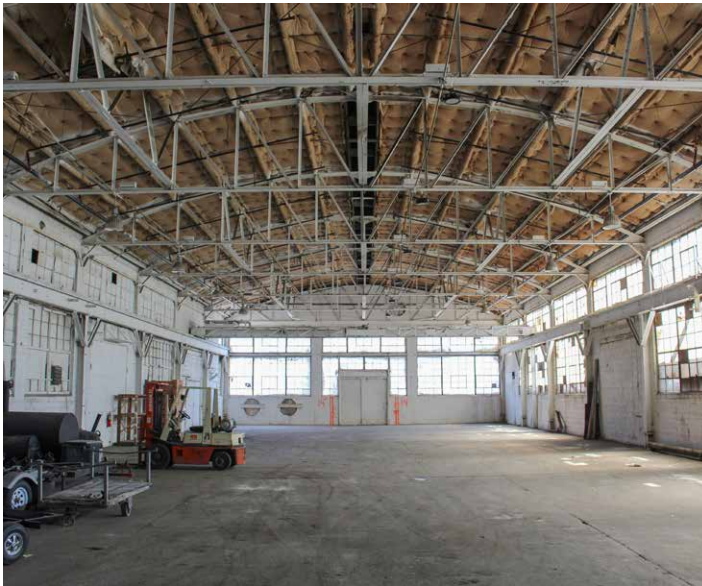
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## PHOTOS



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## TRADE MAP



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