

CUSHMAN &
WAKEFIELD

LUND
COMPANY

9995 I STREET

OMAHA, NE 68127

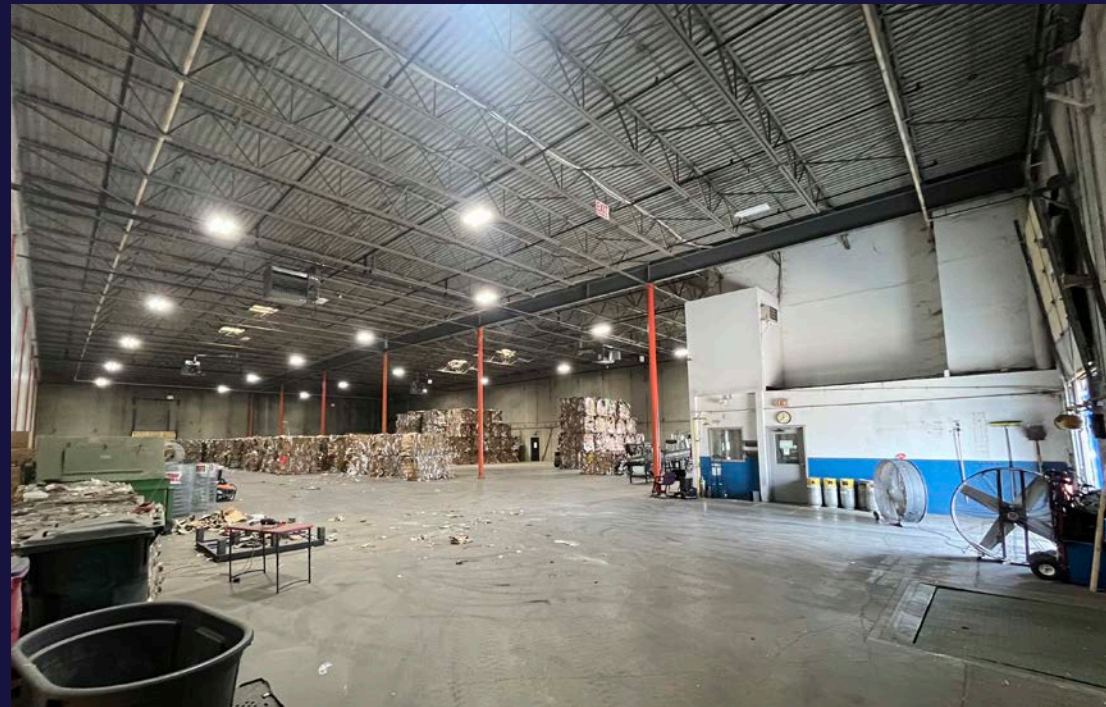


WAREHOUSE SPACE AVAILABLE FOR LEASE | 19,200 SF-73,200 SF

PROPERTY HIGHLIGHTS

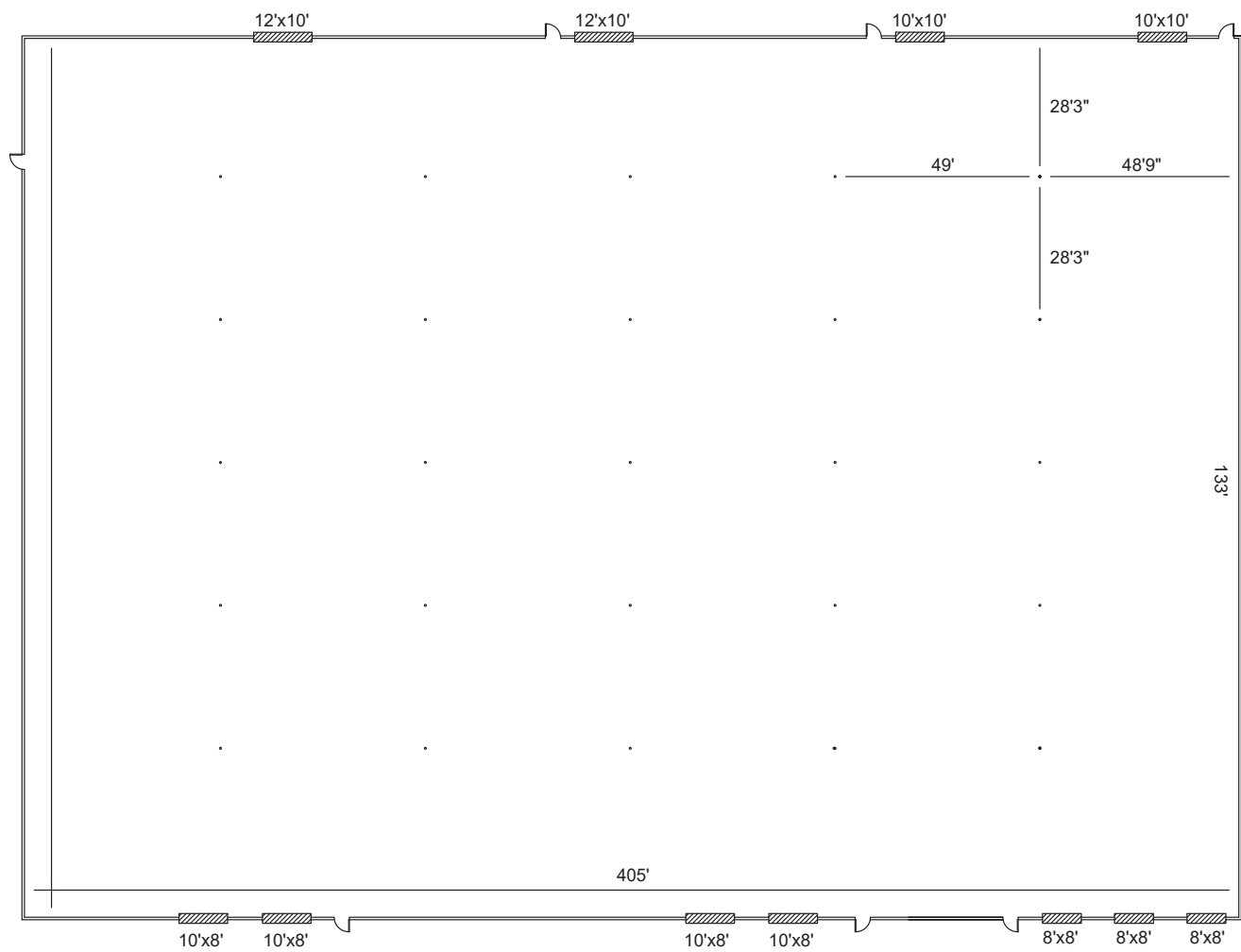
19,200 SF-73,200 SF of warehouse/distribution space available for lease. Well constructed building with 22' clearance height, ESFR fire suppression, and multiple dock and drive-in doors. Great location just minutes from I-80 access.

Building Size:	73,200 SF
Space Available:	19,200 SF - 73,200 SF
Lease Rate:	\$7.25/PSF NNN
NNN Expenses:	CAM: \$1.30 Insurance: \$0.13 Taxes: \$1.11 Total: \$2.54
Power:	3 Phase
Dock Doors:	Suite 100 - Seven (7) Suite 101 - Three (3)
Rail Dock Doors:	Suite 100 - Two (2) Suite 101 - Three (3)
Drive-In Doors:	Suite 101 - Two (2)
Clearance Height:	22'
Column Spacing:	49' x 29'
Fire Suppressant:	ESFR
Site Area:	3.32 Acres
Year Built:	1970



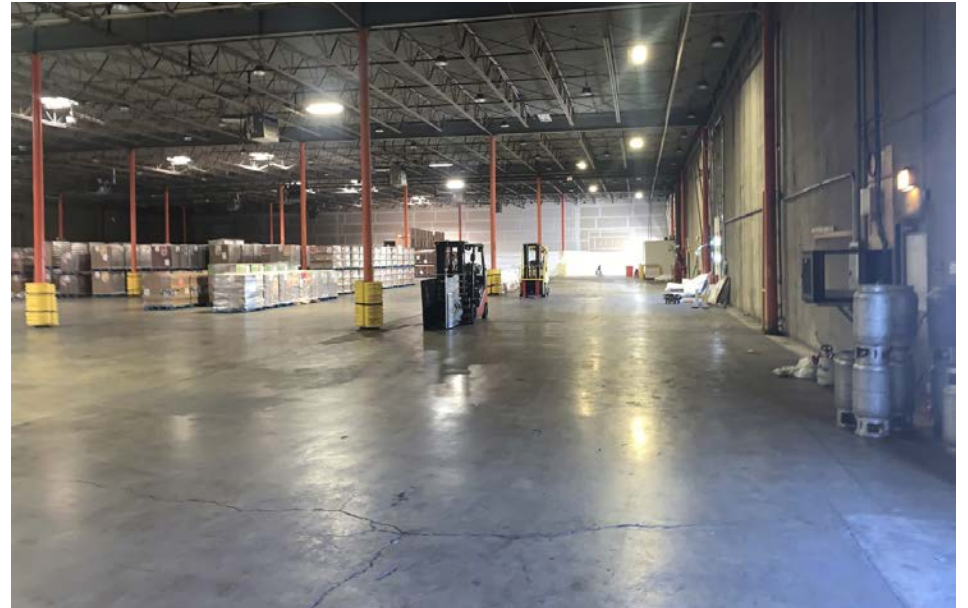
AVAILABILITY

SUITE	SF	PRICE/SF	AVAILABLE	DOCK DOORS
100	54,000	\$7.25 SF NNN	JULY 2026	SEVEN



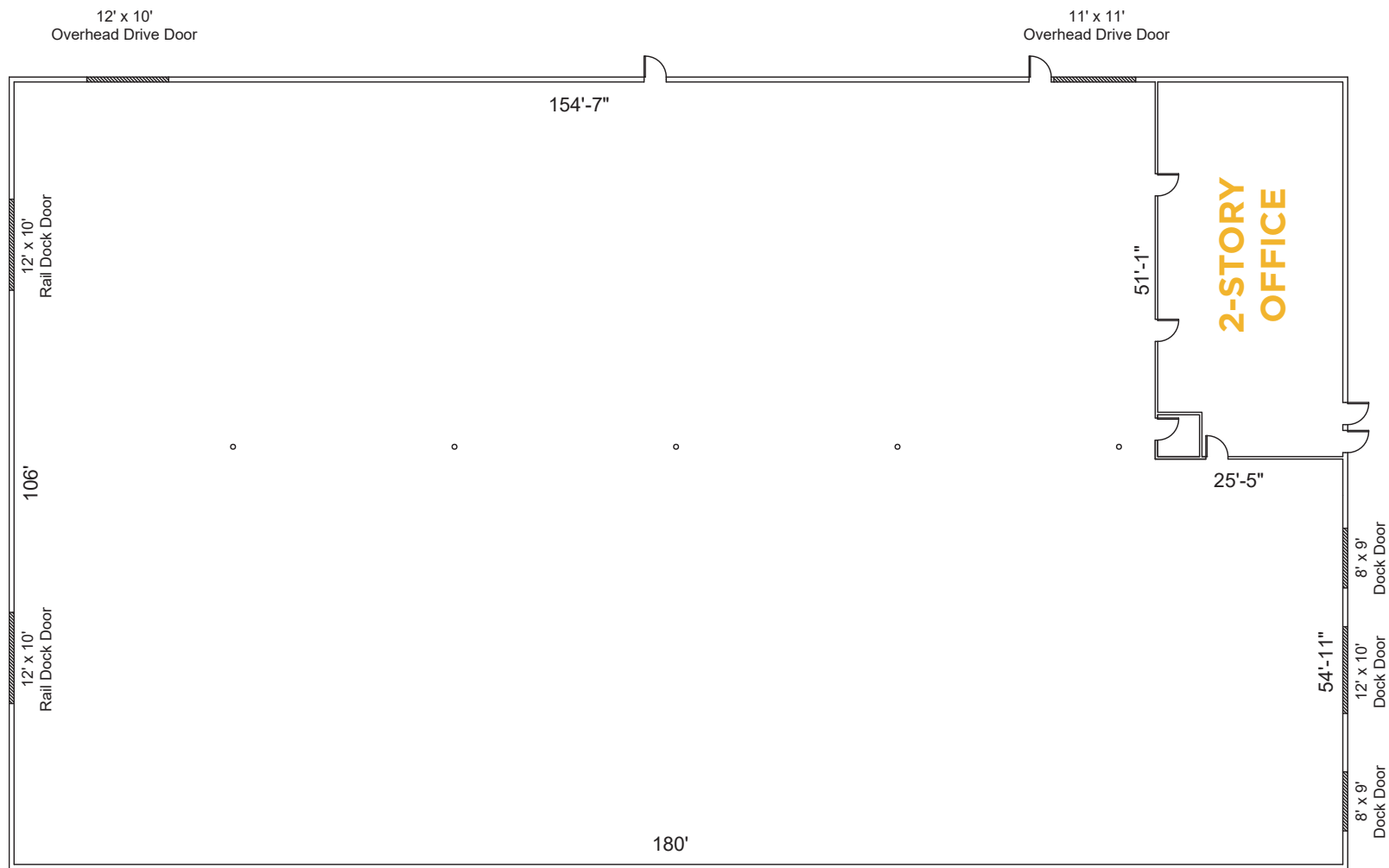
*Suite 100 & 101 (73,200 SF)
can be combined

SUITE 100



AVAILABILITY

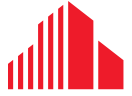
SUITE	SF	PRICE/SF	AVAILABLE	DOCK DOORS	DRIVE-IN DOORS	RAIL DOCK DOORS
101	19,200	\$7.25 SF NNN	30 DAY NOTICE	THREE	TWO	TWO



*Suite 100 & 101 (73,200 SF)
can be combined

TRADE MAP





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