

# 8031 H STREET

Omaha, NE 68127

20,000 SF INDUSTRIAL FLEX SPACE AVAILABLE



CUSHMAN &  
WAKEFIELD

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## PROPERTY HIGHLIGHTS

Great opportunity to lease a 20,000 SF freestanding, single-tenant industrial building in South Central Omaha. This building features an attractive glass storefront with approximately 5,000 SF of dedicated office/showroom space. The warehouse space features 14'-17' clearance with a combination of drive-in doors and dock doors. The building sits on 1.39 acres which allows for some outdoor storage and has very close proximity to I-80.

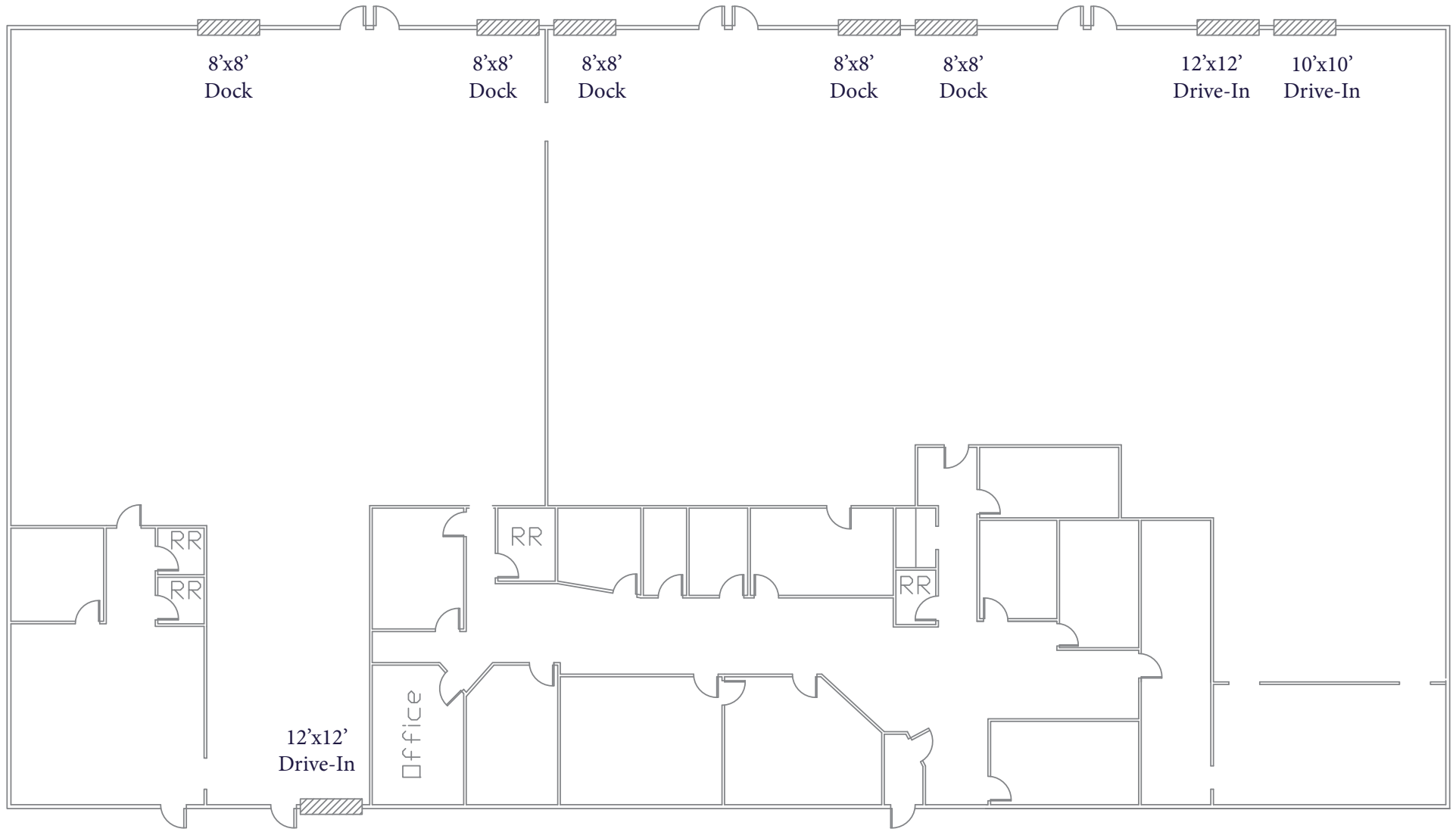
- **Lease Rate:** \$7.75 NNN PSF
- **Total Building SF:** 20,000 SF
- **Available SF:** 20,000 SF  
15,000 SF - Warehouse  
5,000 SF - Office
- **Site Area:** 1.39 AC
- **Year Built:** 1976
- **Outside Storage:** Yes - Paved
- **AC-TONS/1,000:** Office
- **Heat:** Forced Gas Air
- **Drive-In Doors:** Three (3)
- **Dock High Doors:** Five (5)
- **Zoning:** General Industrial



# INTERIOR PHOTOS



# FLOOR PLAN



\*\* Floor plan measurements are approximate and are for illustration purposes only.



# AERIAL MAP





**FOR MORE INFORMATION, PLEASE CONTACT:**

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