

59,120 SF AVAILABLE FOR LEASE

6720 N. 16TH STREET

Omaha, NE 68112



CUSHMAN &
WAKEFIELD

LUND
COMPANY



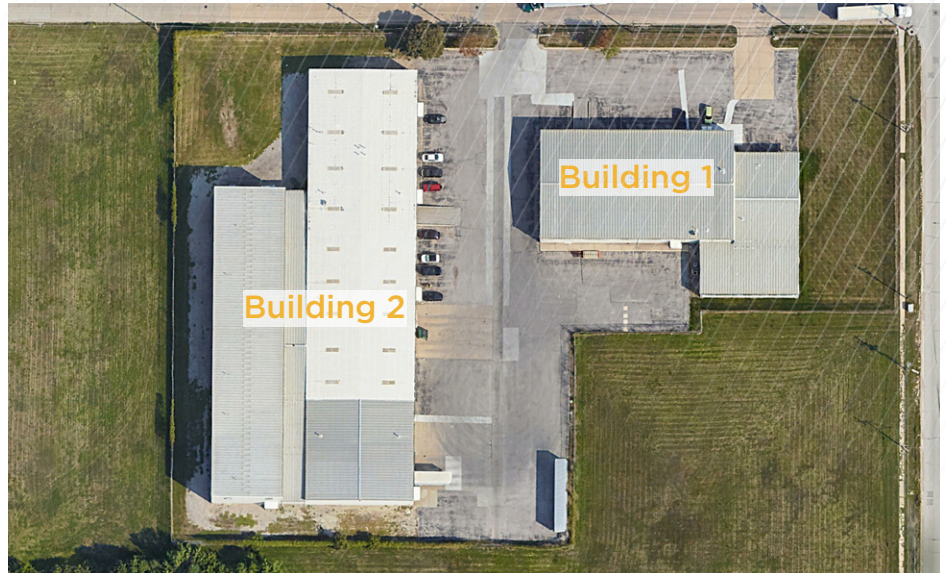
PROPERTY DESCRIPTION

Up to 59,120 SF of warehouse space available for lease in Northeast Omaha. The property consists of two buildings. The smaller building is 17,420 SF consisting of 2/3 office and 1/3 warehouse space (office can be demolished if needed). The larger building is 41,700 SF consisting of almost all warehouse space. The total site area is over nine acres making it ideal for storing large vehicles, construction materials, heavy equipment, etc. Lease rate for the outdoor storage to be negotiated separately.

BUILDING HIGHLIGHTS

PROPERTY

Lease Rate:	\$7.25 PSF NNN
Maximum Available:	59,120 SF
Minimum Available:	17,420 SF
Site Area:	9.03 AC
Zoning:	GI



BUILDING 1

Lease Rate:	\$7.25 PSF NNN
Size:	17,420 SF
Drive-In Doors:	One (1) Ramp
Office:	2/3 (can be demolished)
Warehouse:	1/3
Clearance:	13'-16'
Built:	1969

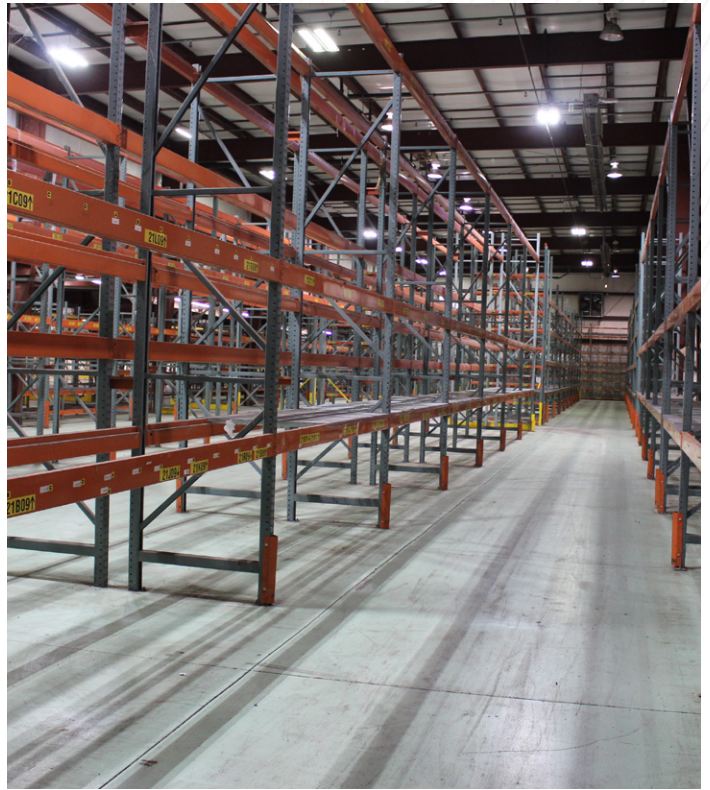


BUILDING 2

Lease Rate:	\$7.25 PSF NNN
Size:	41,700 SF
Drive-In Doors:	One (1) Ramp
Dock Doors:	Four (4)
Warehouse:	95%
Clearance:	16'-22'
Built:	1993



INTERIOR PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

Matt Hasenjager

Senior Associate

+1 402 548 4008

matt.hasenjager@lundco.com

Andrew Bennett

Senior Associate

+1 402 548 4062

andrew.bennett@lundco.com



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