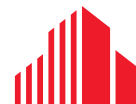




OFFICE WITH GARAGE FOR LEASE - 3,580 SF

14808 SHEPARD STREET
OMAHA, NE 68138



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

SOPHIA'S BUILDING

14808 SHEPARD STREET

Availability - 30 days notice

Lease Rate: \$8.95 PSF NNN

Suite 100: 3,580 SF
3,355 SF (Office) 225 SF (Warehouse)

Building Size: 14,000 SF

Operating Expenses: \$1.31 PSF Taxes
\$0.98 PSF Insurance
\$3.04 PSF CAM

\$5.33 PSF Total

Property Features

Well positioned in the center of the Sarpy County's industrial boom this 3,580 SF space offers a nicely finished office with a small garage and drive-in door. Located along the Highway 370 corridor with great access to I-80.

Building Construction: Block and steel

Roof: Standing seam

Total Site Area: 65,340 SF

Zoning: LI (Light Industrial)

Clearance Height: 20'

Fire Suppressant: Yes

Heat: 100%

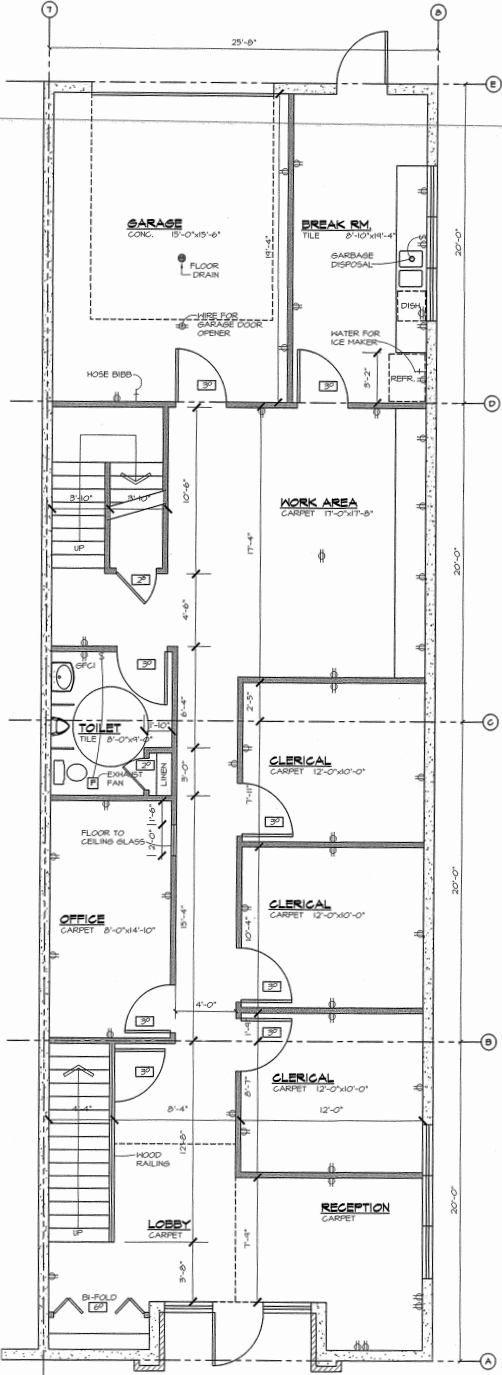
A/C: 100%

Year Built: 2005

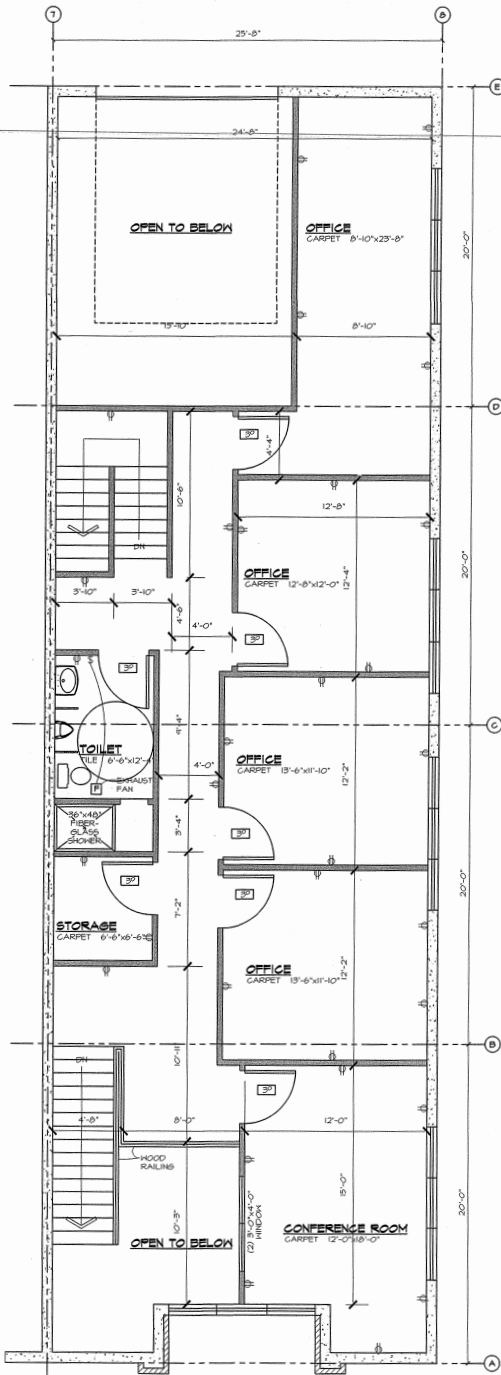
Suite 100 Drive-In Doors: 1 - (12' x 14')



SUITE 100 FLOOR PLAN



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPERTY AERIAL





FOR MORE INFORMATION, CONTACT:

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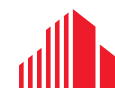
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