

5,400 SF INDUSTRIAL FLEX SPACE AVAILABLE

13706 A STREET

Omaha, NE 68144



CUSHMAN &
WAKEFIELD

LUND
COMPANY



DESCRIPTION

13706 A Street offers 5,400 square feet of versatile space in a conveniently located flex building. This property features approximately 40% office space and the remainder as warehouse space. The office includes four individual offices, three restrooms, a conference room, and a breakroom. The warehouse boasts three drive-in doors, an open area for storage, and additional mezzanine space for further storage needs. This building is ideal for flex users seeking both drive-in access and office facilities.

BUILDING HIGHLIGHTS

\$9.95 PSF NNN

**LEASE
RATE**

5,400 SF

**TOTAL
AVAILABLE**

9,000 SF

**BUILDING
SIZE**

1996/2014/2023

**BUILT/
RENOVATED**

THREE

**DRIVE-IN
DOORS**

0.64 AC

**SITE
AREA**

LI

ZONING

MASONRY

**BUILDING
CONSTRUCTION**



FOR MORE INFORMATION, PLEASE CONTACT:

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