

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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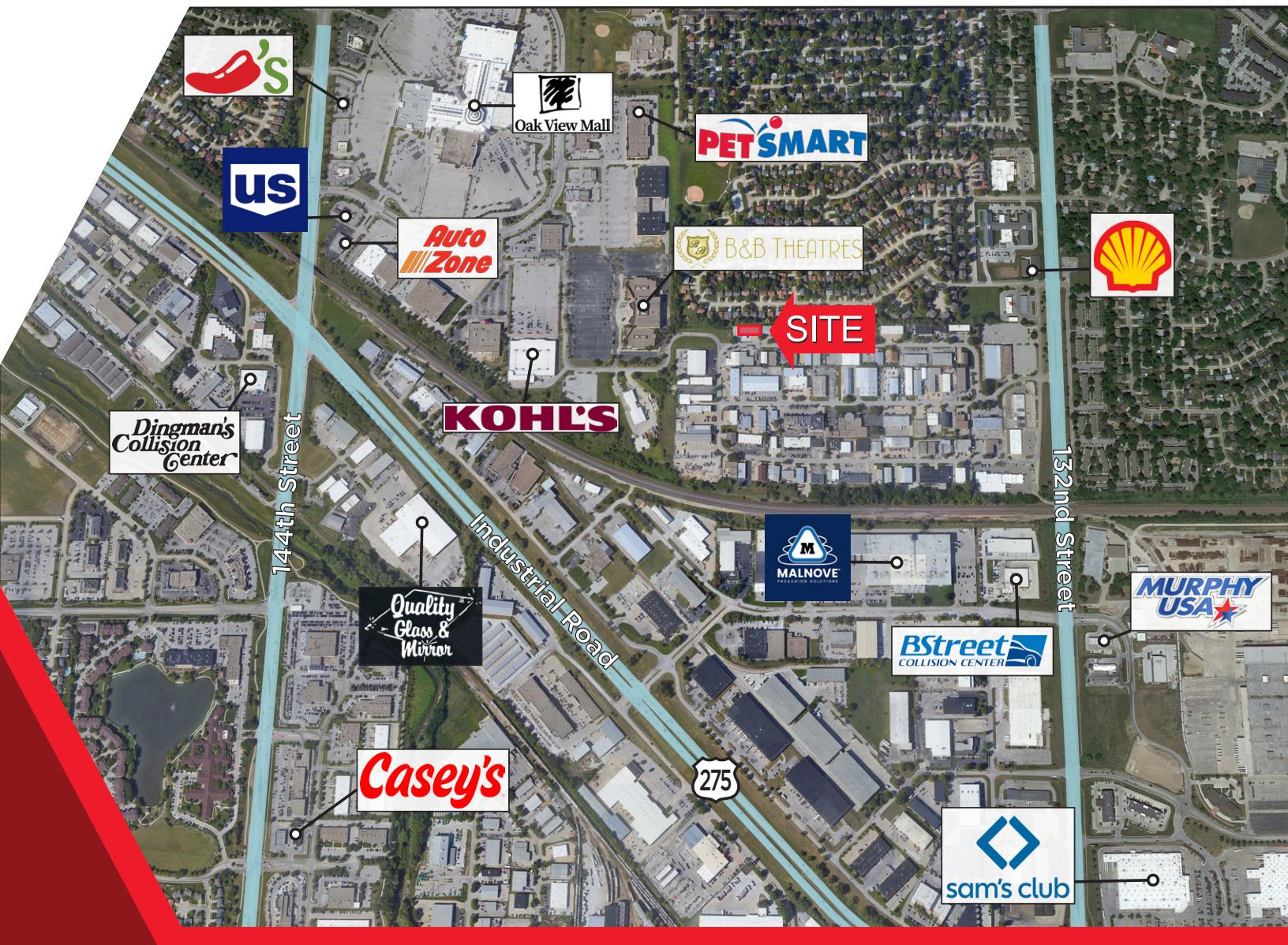
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