



6860 S 118TH STREET

OMAHA, NE 68137

FOR LEASE OR FOR SALE

11,160 SF Available for Lease

14.50 PSF NNN

Sale Price \$3,000,000





PROPERTY DESCRIPTION

A premier, fully renovated flex building located in Gateway I-80 Business Park with outstanding visibility to I-80's 97,600 vehicles per day. This 11,160 SF single-tenant opportunity has recently undergone a comprehensive renovation, delivering a true like-new condition throughout. Improvements include all new interior finishes, updated plumbing and electrical systems, modern lighting, new flooring, upgraded fixtures, and a thoughtfully designed conversion of the former garage area into a clean showroom/event space.

The result is a must-see, move-in ready building ideal for an owner/user seeking high visibility, functionality, and image. The flexible layout offers a balanced mix of office, showroom, and warehouse space, along with six overhead doors, ample on-site parking, and access to large digital signage. Immediate interstate access enhances convenience for both clients and employees.

There is nothing currently on the market comparable in terms of condition, visibility, and overall functionality.

Contact agent for additional information or to schedule a tour.

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PROPERTY INFORMATION

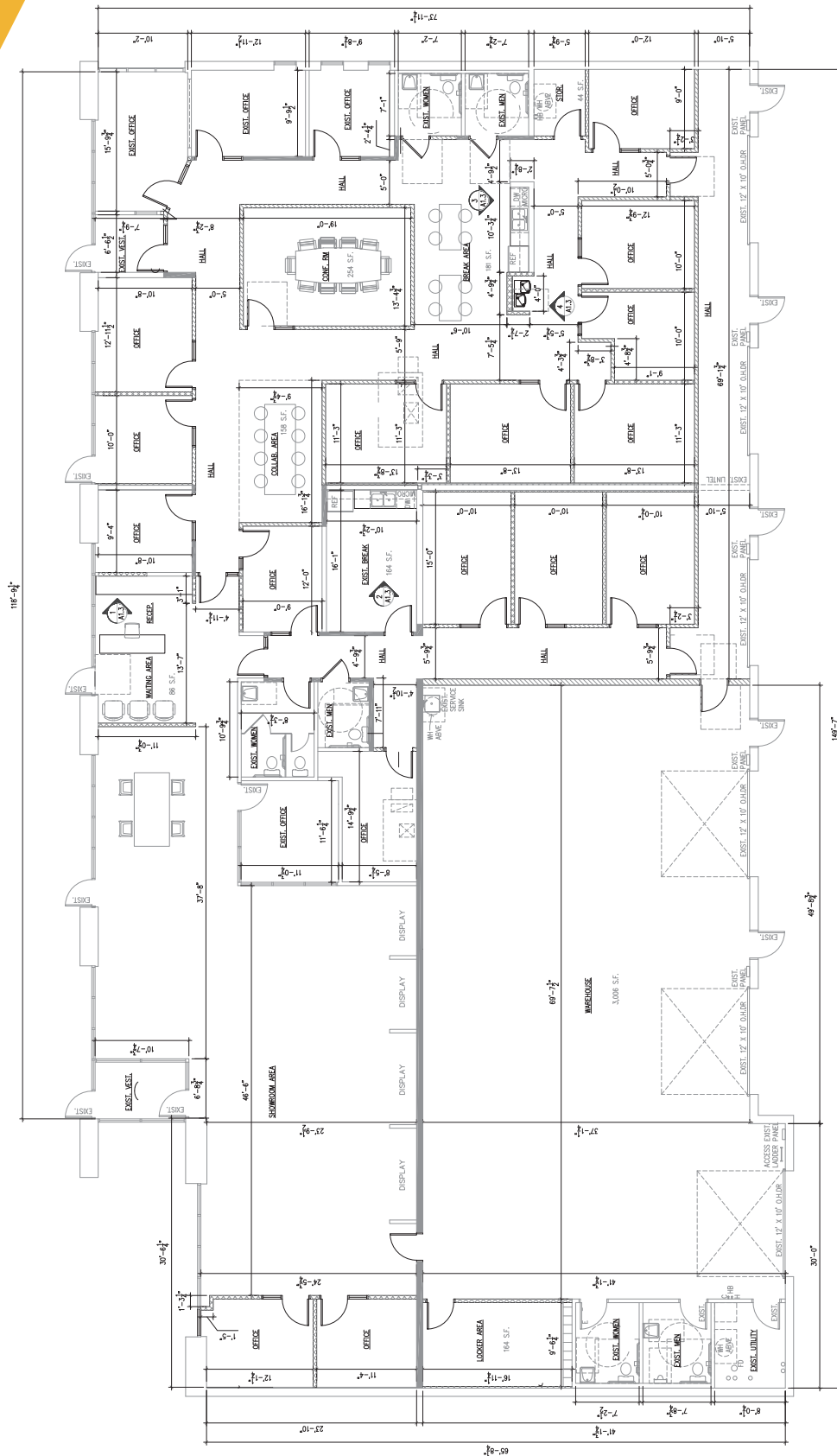
Lease Rate:	\$14.50 PSF NNN	Year Renovated:	2023
NNN:	\$3.50 (Estimated)	Building Construction:	Steel Frame
Total Building SF:	11,160 SF	Roof:	Rubber Membrane
Total Site Area:	1.31 Acres	Zoning:	GI - General Industrial
Minimum Divisible:	11,160 SF	Drive-in-doors:	6
Max Contiguous:	11,160 SF	Power:	3 Phase, 1200 Amp
Year Built:	2008		

FLOOR PLAN

6860 S 118th Street

11,160 SF

\$14.50 PSF NNN



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

INTERIOR



AERIAL MAP



WILLARD HEIGHTS



Harrison Street

Harrison Street



Giles Road



Giles Road

SITE AERIAL





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For more information,
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