



38,000 SF INDUSTRIAL SPACE FOR LEASE

**4421 S. 76TH CIRCLE
OMAHA, NE 68127**



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

4421 S. 76TH CIRCLE OMAHA, NE 68127

Property Features

Lease opportunity for a 38,000 SF industrial building. Approximately 4,500 SF of office space featuring three private offices, a breakroom, and a large area for cubicles. The warehouse is equipped with multiple oversized drive-in doors, with 20' clearance on the eastern portion and 13' clearance throughout the remainder of the building. Up to three interior dock doors could potentially be added by removing a portion of the existing office space. Centrally located, the property has great access to I-80 and 72nd Street.

Building Size:	38,000 SF
Space Available:	38,000 SF
Rental Rate:	\$7.25 NNN
Site Area:	1.91 AC
Office:	4,500 SF
Clearance Height:	13'-20'
Year Built:	1964
Heat:	Yes - Unit Heaters
Drive-in Doors:	Twelve (12)
Dock Doors:	Potentially three (3) interior dock doors
Fire Suppressant:	Yes
Auto Stalls:	23+
Power:	480V 3-Phase



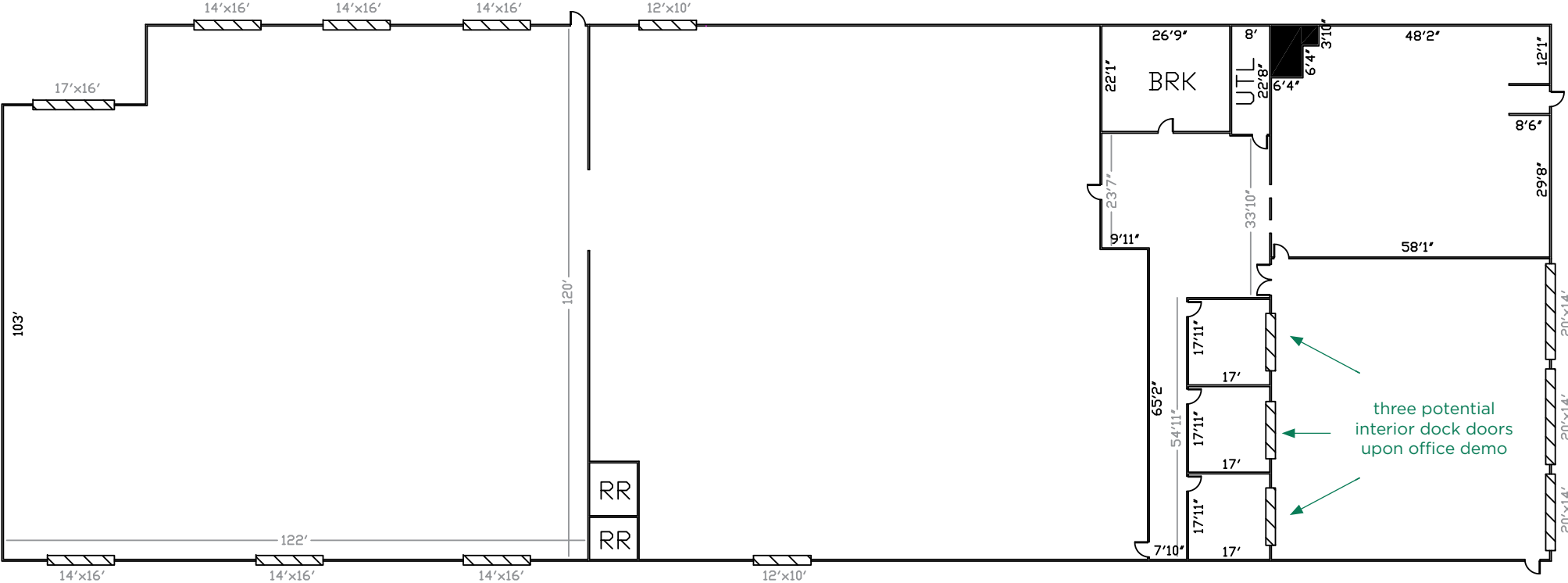
4421 S. 76TH CIRCLE

PROPERTY PHOTOS



4421 S. 76TH CIRCLE

FLOOR PLAN



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



4421 S. 76TH CIRCLE

AERIAL MAP





FOR MORE INFORMATION, CONTACT:

MATT HASENJAGER, J.D.

Senior Associate

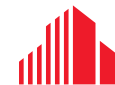
+1 402 548 4008

matt.hasenjager@lundco.com

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