

FOR SALE & LEASE

9503 F STREET
Omaha, NE 68127



130,556 SF WAREHOUSE

Lease Rate: \$5.95 PSF NNN
Sale Price: \$7,800,000



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

Available for sale or lease, well-positioned industrial facility offering 130,556 SF on 6.59 acres. Highlights include approximately 80% climate-controlled space, 4,000-amp power, 13,469 SF of well-maintained office space, ten dock-high doors, and parking for approximately 80 vehicles. Ideal for manufacturing, production, and other power-intensive industrial operations.

Power	4,000 amps 277/480V
Roof	Mostly EPDM with Modified Bitumen & BUR sections
Clearance Height	14' - 24'
Building Construction	Concrete & Masonry
Year Built	1970
Zoning	GI
Dock High	10
Fire Suppressant	Wet Sprinkler System

130,556 SF

TOTAL BUILDING SIZE

13,469 SF

OFFICE

6.59 ACRES

TOTAL SITE SIZE

10

DOCK DOORS

\$7,800,000

SALE PRICE

\$5.95 PSF NNN

LEASE RATE

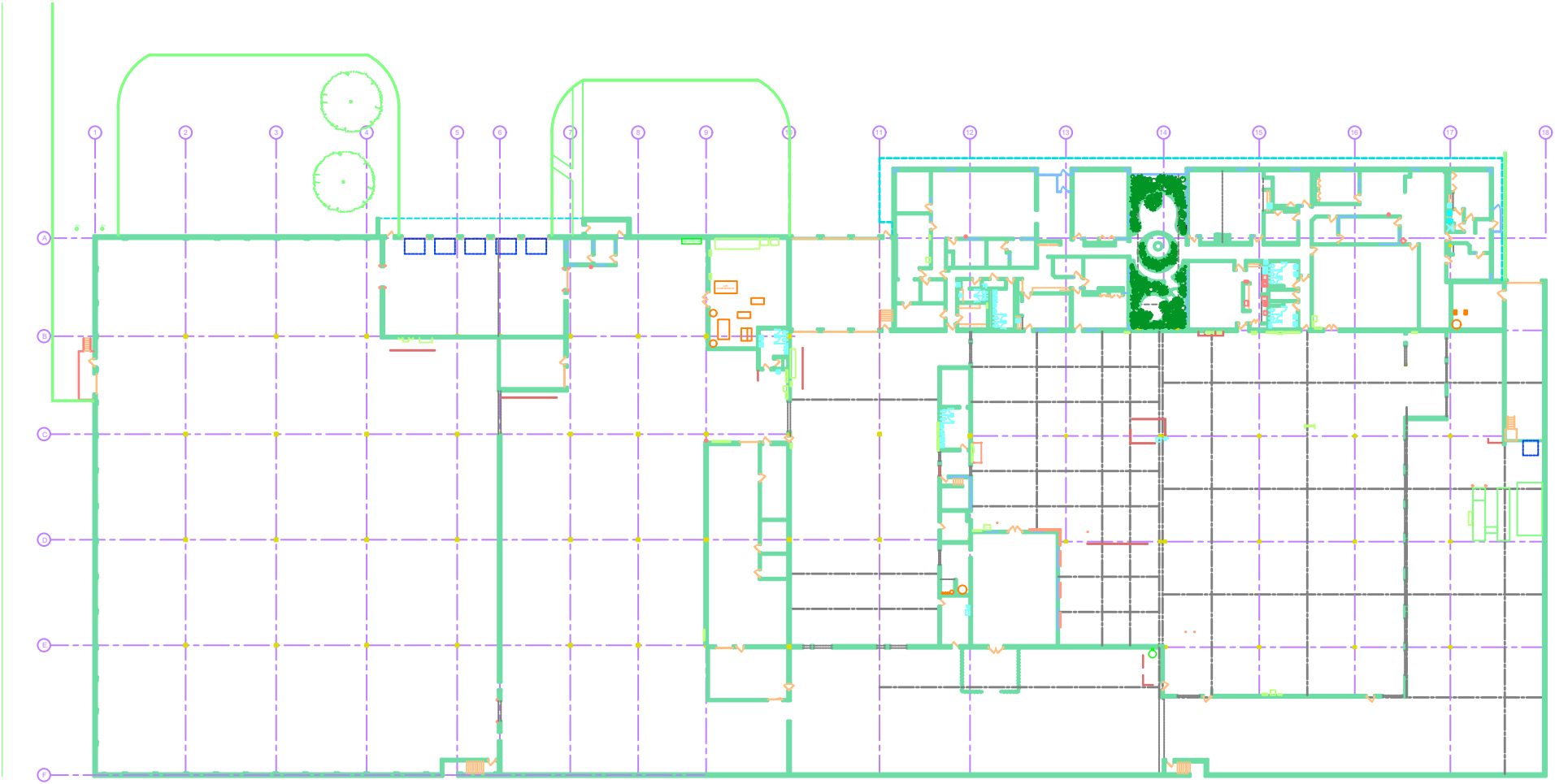
PROPERTY PHOTOS - OFFICE



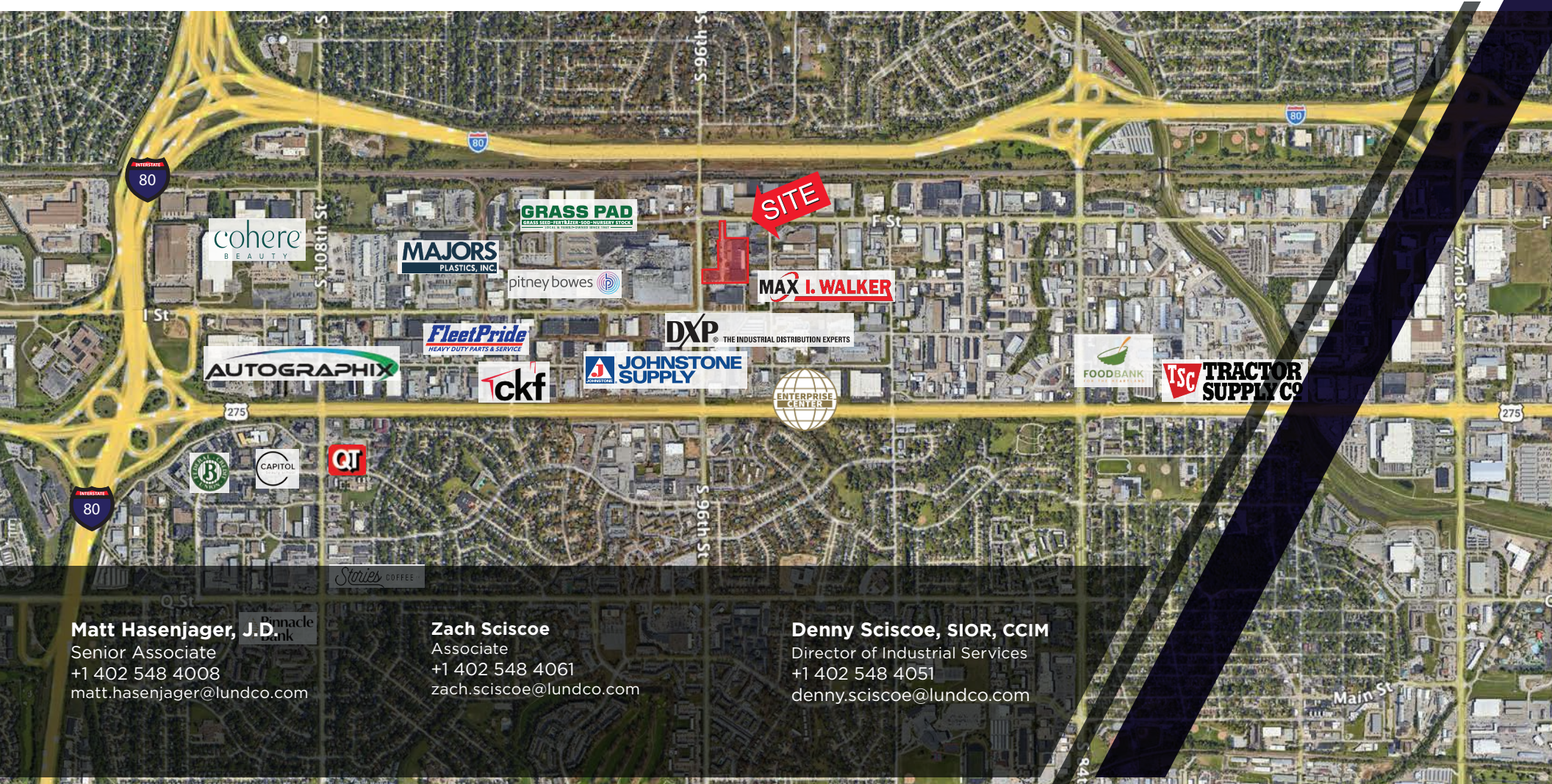
PROPERTY PHOTOS - WAREHOUSE



FLOOR PLAN







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