



FOR LEASE

## Armstrong Industrial

6205-17 N. 89th Circle, Omaha, NE 68134



### Well-Located Flex Warehouse Space with Mezzanine, Newer Office Build-Out

8,000 SF of flex space with nicely finished office, large open warehouse with four 12'x14' overhead doors, floor drains, and additional mezzanine space for extra storage. Great fit for a variety of users within minutes of I-680, just off the intersection of 90th Street and Blair High Road.

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**Availability**

Lease Rate	\$7.95 PSF NNN
Total Available	8,000 SF
	3,000 SF (Office)
	5,000 SF (Warehouse)
	3,000 SF (Bonus Mezzanine)
Building Size	19,840 SF
Year Built	2005
Building Construction	Metal/Steel Frame
Total Site Area	3.87 AC
Zoning	General Industrial
NNN Expenses	\$2.12 / SF

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**Property Highlights**

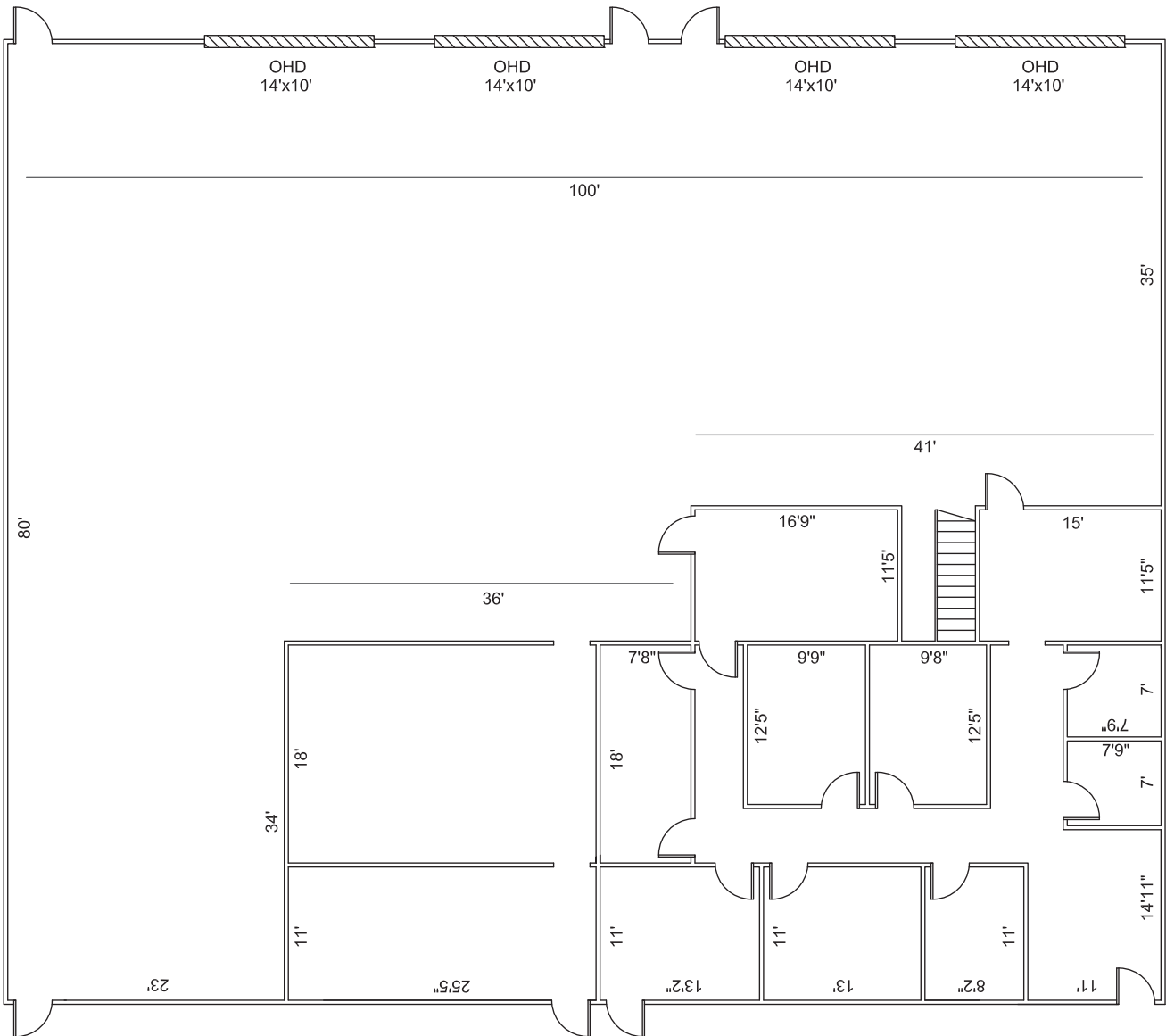
Clearance Height	16' - 20'
Column Spacing	24'
Existing Build-Out	Yes
Power	250 Amps, 3 Phase
Heat	Gas Forced Air
AC	Office Only
Roof	Metal
Drive-In Doors	4 - 12' x 14'
Garage Door Opener	Yes
Outdoor Storage	No

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**Main Level**





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