



**FOR LEASE**

**6860 S. 118TH STREET  
OMAHA, NE 68137**

**11,160 SF**  
**Lease Rate: \$10.00 NNN**

### Property Highlights

A premier flex building located in Gateway I-80 Business Park with outstanding visibility to I-80's 97,600 daily traffic count. This 11,160 SF building offers a mix of office, showroom, and warehouse space that is perfect for a variety of sales and service providers. The property includes six overhead doors in the warehouse, ample parking, and access to large digital signage, as well as easy interstate access. Contact agents for more information.

### Contact Information

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## Property Information

<b>Lease Rate</b>	\$10.00 NNN	<b>Building Construction</b>	Steel Frame
<b>Total Building SF</b>	11,160 SF	<b>Roof</b>	Rubber Membrane
<b>Total Site Area</b>	1.31 acres	<b>Zoning</b>	GI - General Industrial
<b>Minimum Divisible</b>	11,160 SF	<b>Drive-In Doors</b>	6
<b>Max Contiguous</b>	11,160 SF	<b>Power</b>	3 Phase, 1200 Amp
<b>Year Built</b>	2008		

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## Photos



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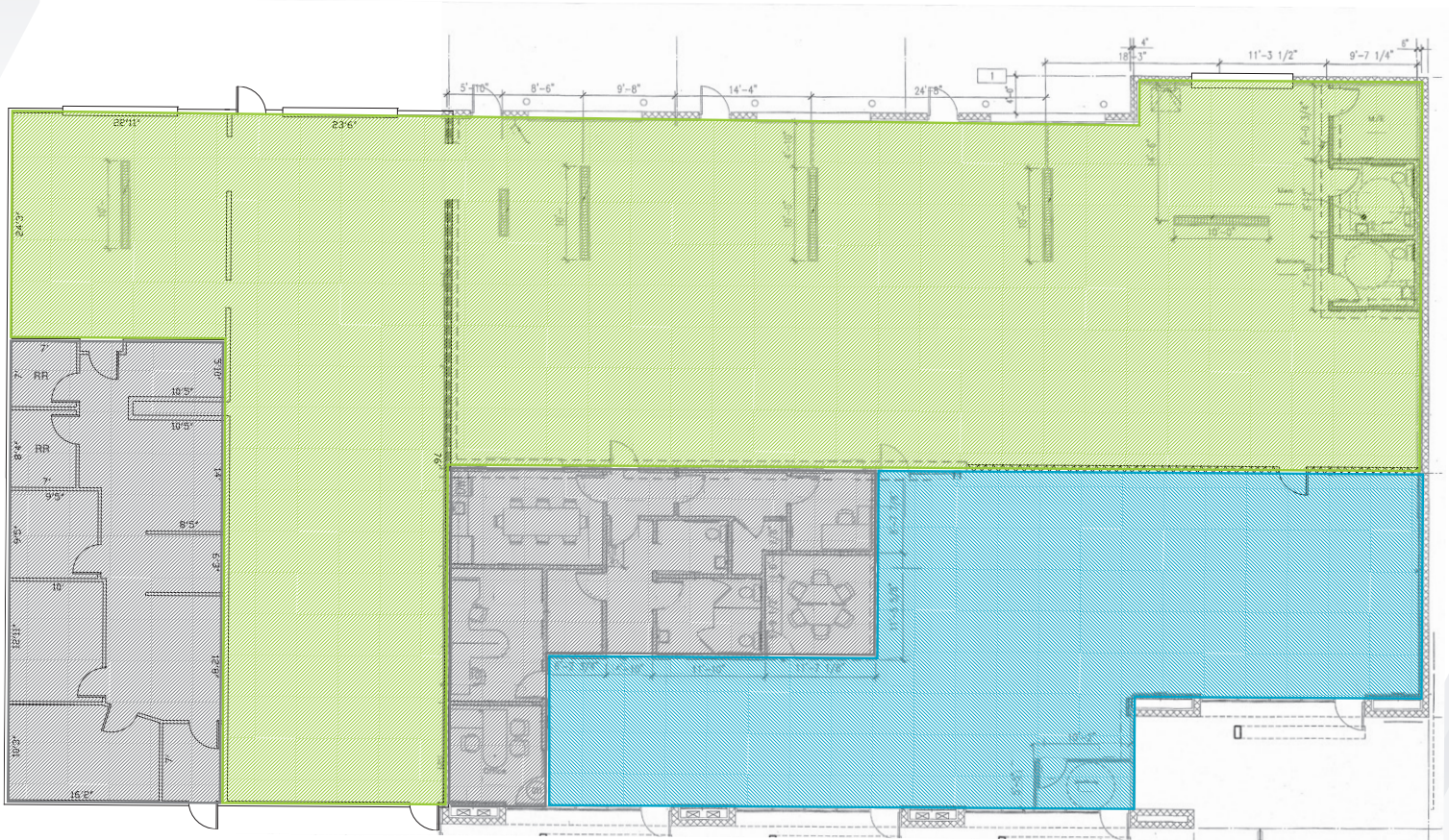
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## Floor Plan



**Warehouse**



**Showroom**



**Office**

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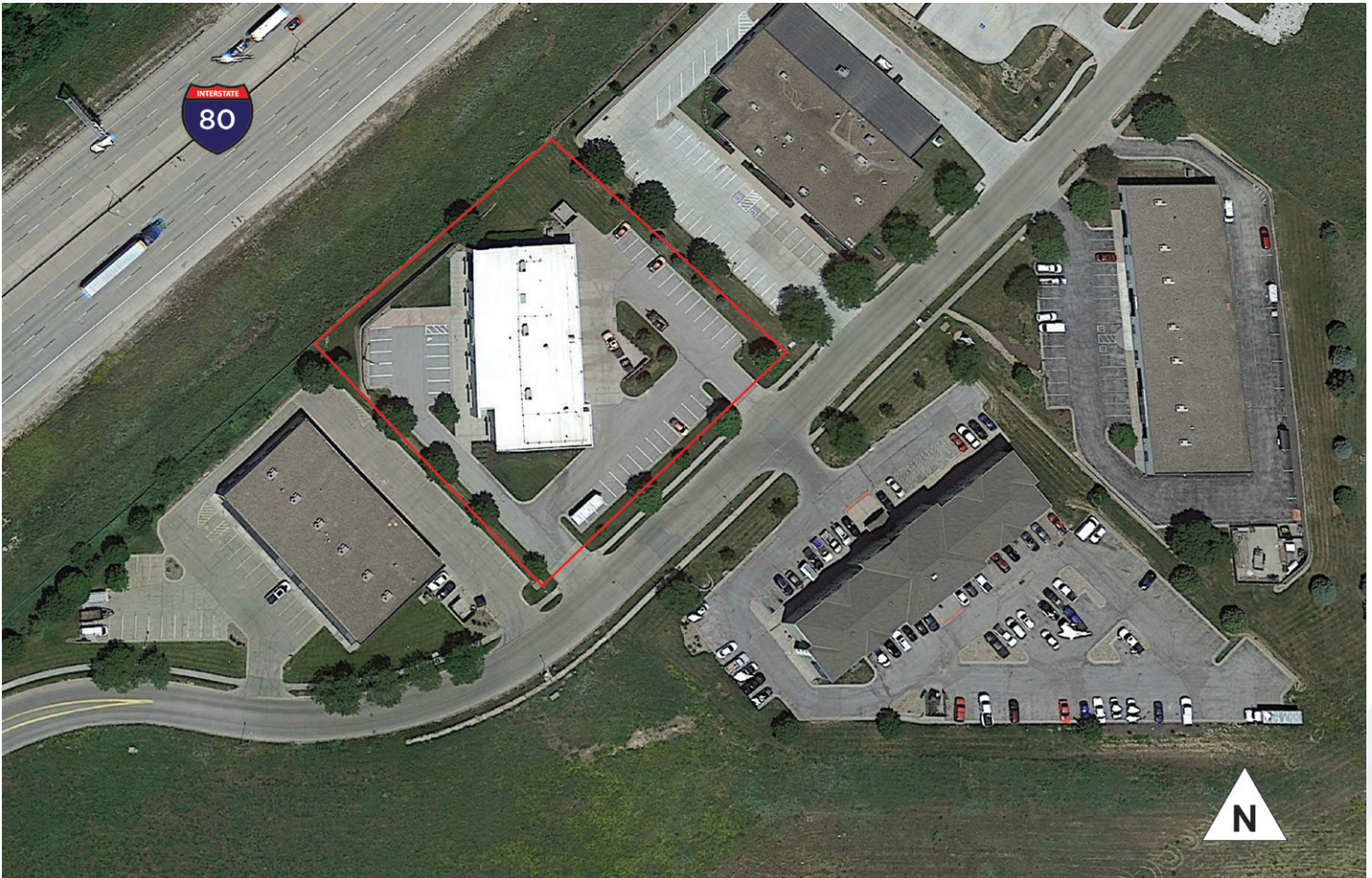
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## Site Map



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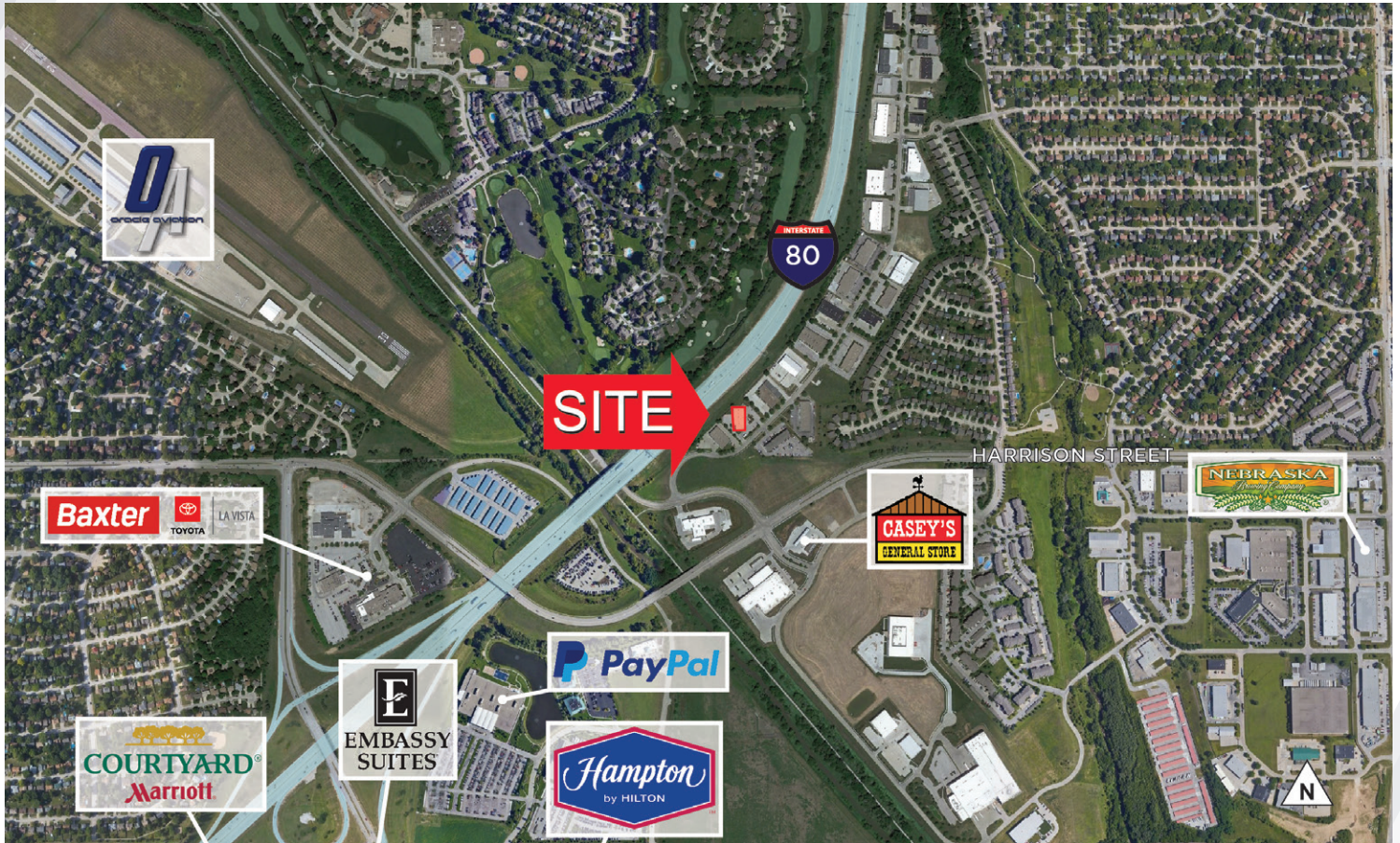
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## Aerial Map



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