



**PRICE REDUCED**

5708 S 118th Circle | Omaha, NE 68137

Sale: \$2,250,000 | Lease: \$6.00-10.95 PSF

### Property Features

- 18,080 SF building with extra 1.87 acre lot
- Additional lot ready to build or add on to existing building
- Warehouse space has one (1) existing drive-in door and can add a second
- Great signage available along Interstate 80

12915 West Dodge Road  
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### Building Details

Building Size	18,080 SF
Tenancy	Multiple
No. Drive-in Doors	One
Ceiling Height	Approx. 10'-20'
Office Space	14,080 SF
Number of Floors	One
Year Built	2007
Restrooms	Yes
HVAC	GFA/AC
Construction Status	Existing

### Property Details

Lot Size	2.18 Acres + 1.87 Acre Additional Lot
Zoning	-
Parking Ratio	2.88
Parking Spaces	52

### Location Details

Market	Omaha/Council Bluffs
Submarket	South Central
Cross Streets	118th Street & Harrison Street
County	Douglas
Nearest Interstate	I-80

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,589	30,204	78,588
Total Population	10,670	71,409	192,176
Average HH Income	\$69,970	\$73,359	\$80,098

### Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
Office Space	\$10.95 SF/yr	NNN	14,080 SF	Negotiable
Warehouse Space	\$6.00 SF/yr	NNN	4,000 SF	Negotiable

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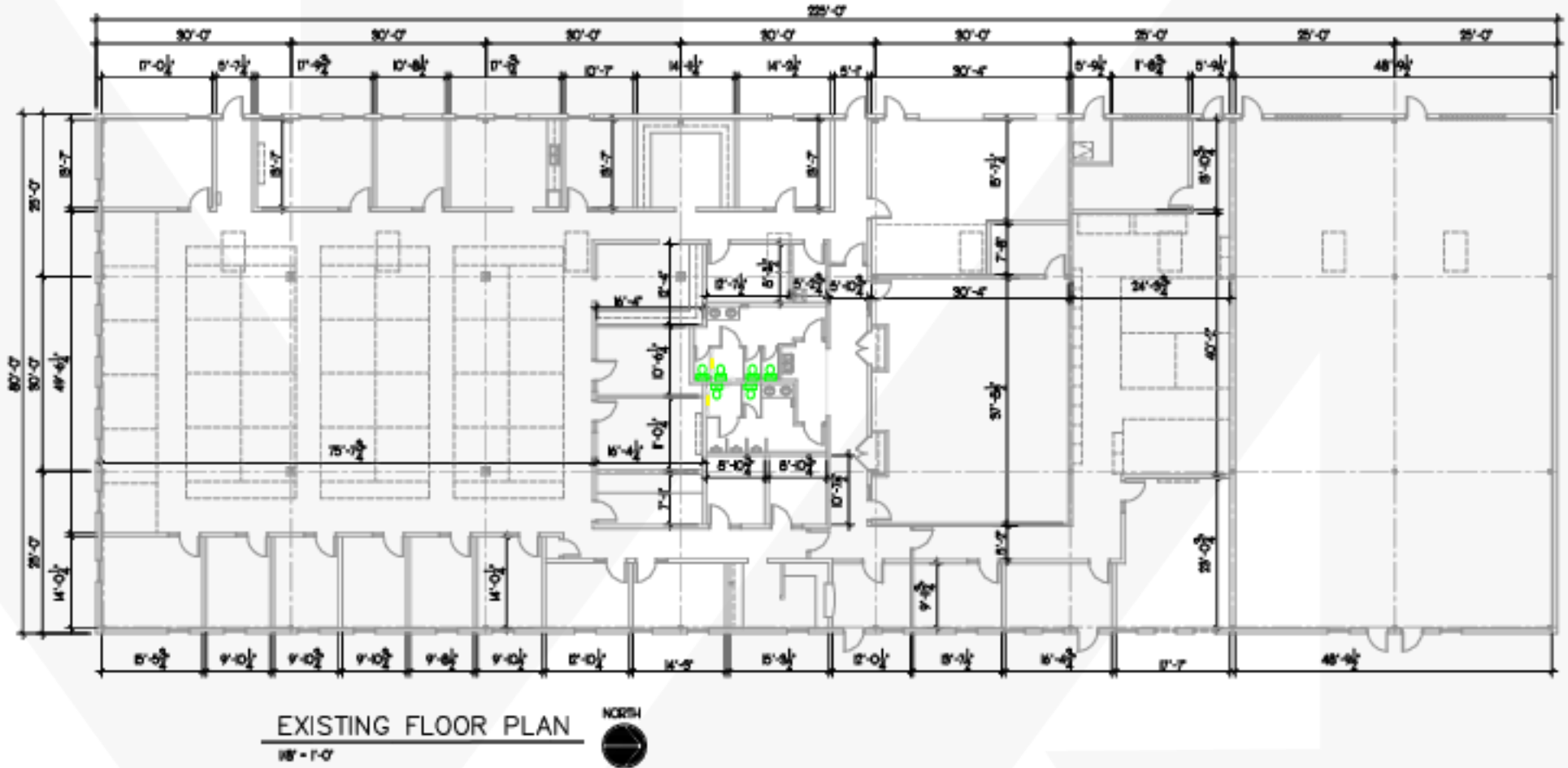


**NAINP Dodge**

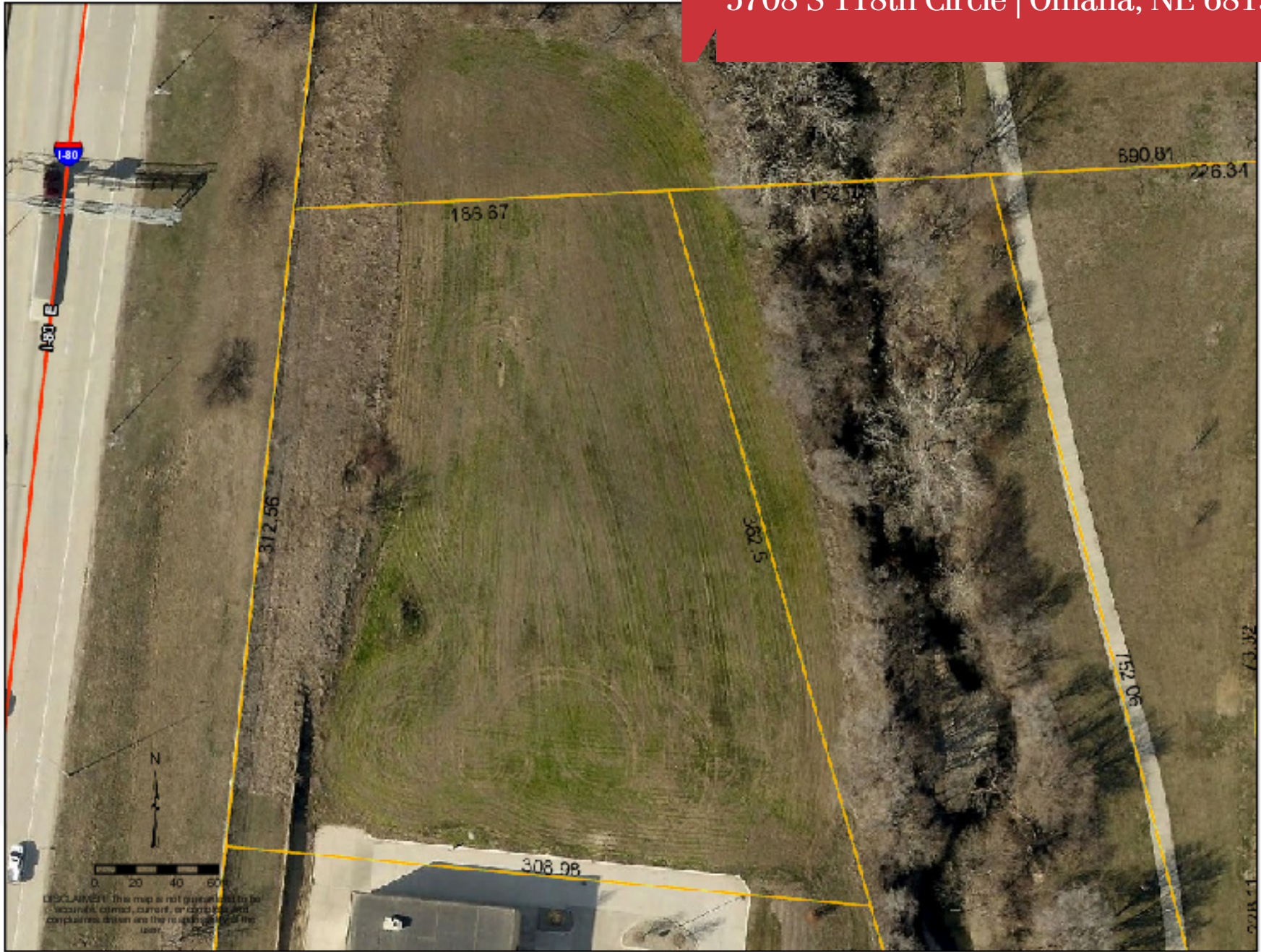
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5708 S 118th Circle Floor Plans



Additional 1.87 Acre Lot Dimensions

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Additional  
1.87 Acres

Google

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**NA**NP Dodge

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