



7534 F Street | Omaha, NE 68127

\$3,500.00 per month

### Property Features

- 5,000 SF Industrial space (71.5% Warehouse, 28.5% Office)
- 1,140 SF covered dock platform with leveler and 12X12 overhead door
- Additional 10X10 dock door available with limited access
- Mezzanine space above office available for light storage
- Radiant heat in warehouse
- Less than one mile to two I-80 access points

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**Building Details**

Building Size	43,902 SF
Tenancy	Multiple
No. Dock High Doors	2
Dock Description	One dock door and one covered platform with leveler and overhead door
No. Drive-in Bays	0
Ceiling Height	21'
Minimum Ceiling Height	18'
Office Space	1425
Number of Floors	1
Year Built	1965
Restrooms	2
Construction Status	Existing

**Property Details**

Lot Size	2.1 Acres
Zoning	General Industrial

**Location Details**

Market	Industrial
Submarket	Flex
County	Douglas
Nearest Interstate	I-80

**Demographics**

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,353	38,864	120,325
Total Population	6,821	90,475	293,846
Average HH Income	\$62,842	\$81,938	\$78,824

**Available Spaces**

Space	Space Use	Lease Rate	Utilities	Lease Type	Size (SF)	Term
7534 F Street	Warehouse/Distribution	\$3,500 per month	Tenant pays utilities	Modified Gross	5,000 SF	Negotiable

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