

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

\$3,500.00 per month

12915 West Dodge Road Omaha, NE 68154 402 255 6060 nainpdodge.com

Ed Petsche

Morgan Hohlen

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Building Details

Building Size 43,902 SF Tenancy Multiple

No. Dock High Doors

Dock One dock door and Description one covered platform with leveler and overhead door

No. Drive-in Bays

0

21' Ceiling Height

Minimum 18' Ceiling Height

Office Space 1425

Number of Floors

Year Built 1965

Restrooms

Construction Existing Status

Property Details

Lot Size 2.1 Acres

Zoning General Industrial

Location Details

Market Industrial Submarket Flex County Douglas

I-80 Nearest Interstate

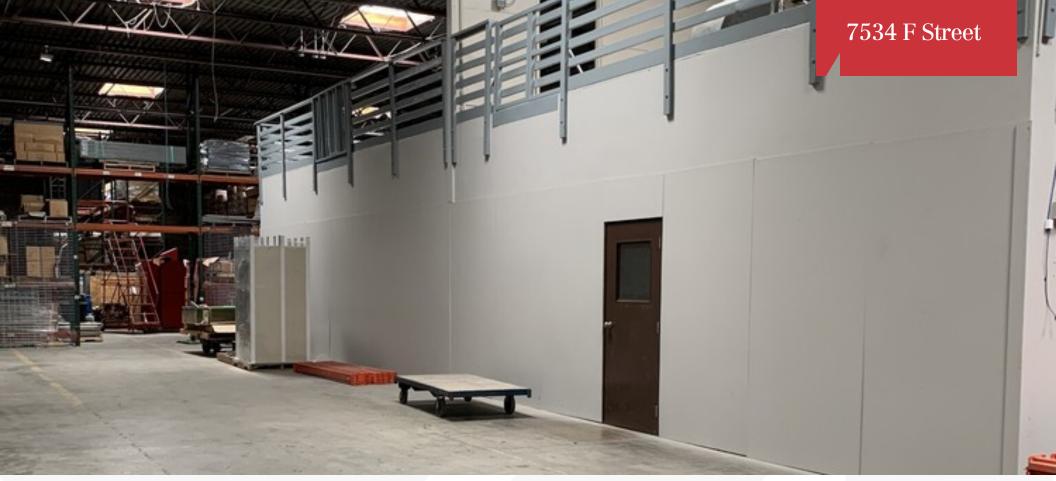
Demographics

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

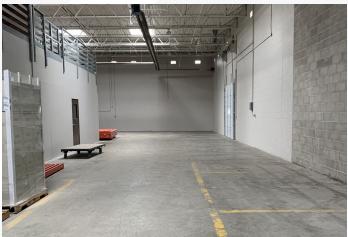
Available Spaces

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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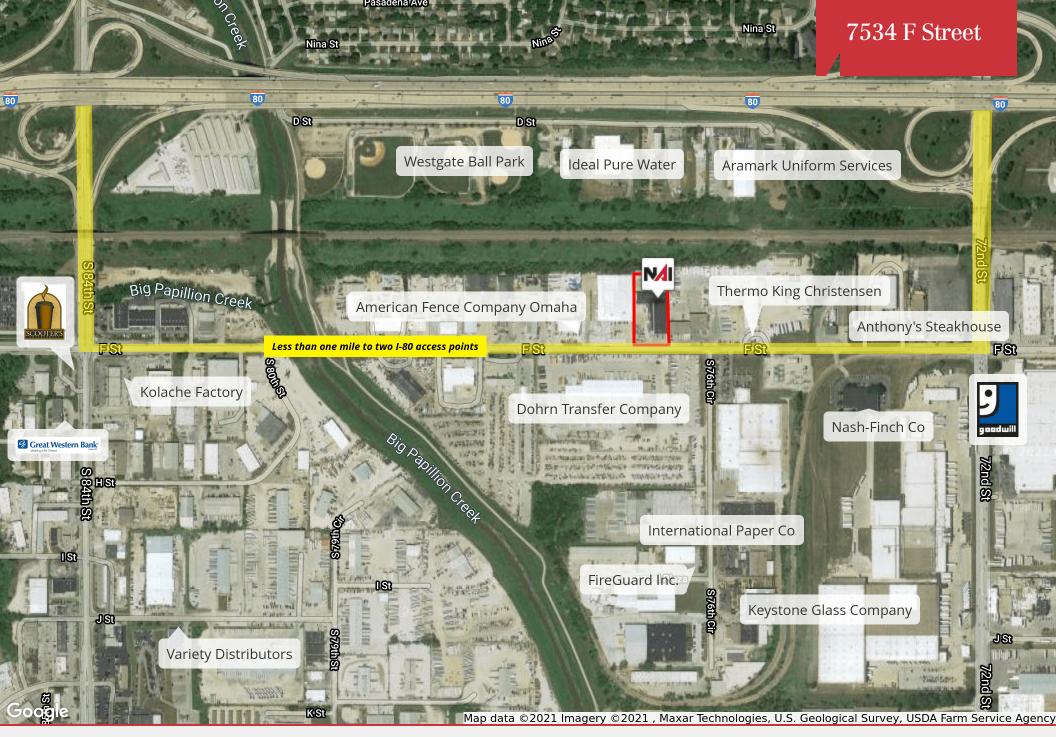


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