



50,000 - 150,000 SF For Lease
Lease Rate: Negotiable

Class A warehouse available for lease next to Omaha's Eppley Airfield. This site is ideally suited for a 150,000 SF (200' x 750'), 32' clear, industrial building. Will accommodate up to 50 trailer parking spots and will have an auto parking ratio of 1:1,000 SF. Property abuts both Arthur C. Storz Expressway and Abbott Drive with a drive time of less than 10 minutes to I-80, I-29, I-480, and I-680. The established Riverfront Industrial Park is home to many Fortune 500 and Fortune 1000 companies.

**Owner also willing to sell the 13.08 AC for \$5.75 PSF.

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Availability

Lease Rate	Negotiable
Year Built	TBD
Minimum Divisible	50,000 SF
Maximum Divisible	150,000 SF
Total Site Area	13.08 AC
Zoning	General Industrial
Flood Plain	No
Traffic Counts	27,568 EADT

Property Highlights

Clearance Height	32'
Drive in Doors	2
Dock High	30 (1/5,000 SF)
Truck Court Depth	150'
Sprinkler	ESFR
Power	3 phase
Auto Parking	1:1,000 SF
Trailer Parking	1/dock door

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Site Plan



*Proposed site plan rendering by Avant Architects

Building Elevations



1 Back Elevation
 Scale: 1" = 64'-0"



2 Front Elevation
 Scale: 1" = 64'-0"



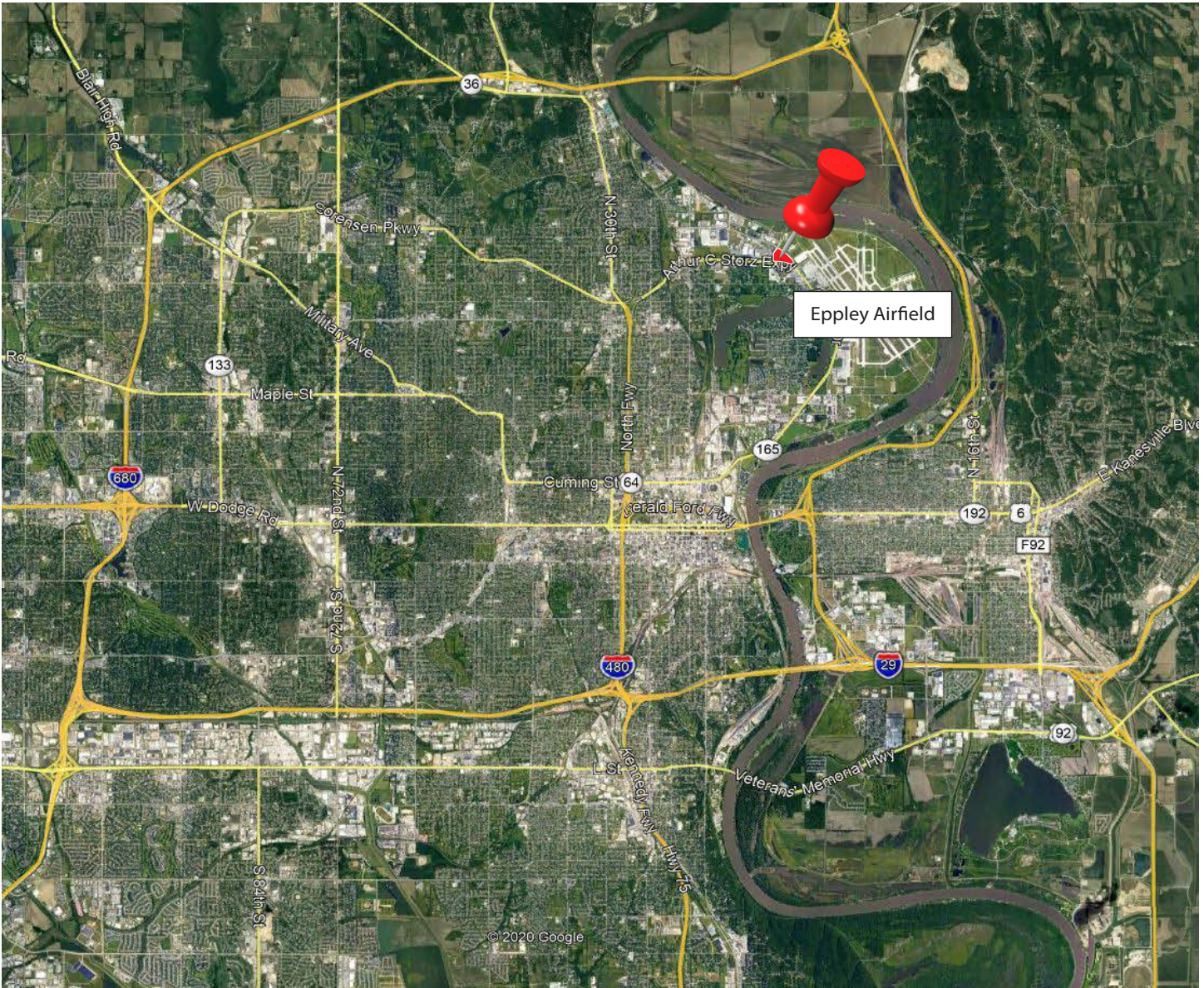
3 Side Elevation
 Scale: 1" = 64'-0"



4 Side Elevation
 Scale: 1" = 64'-0"

FOR LEASE

5906 Abbott Drive
Omaha, NE 68110



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