



2,000 SF Industrial Space
Lease Rate: \$6.50 PSF NNN

2,000 SF opportunity available with easy access to I-80 and L Street. Mix of office/warehouse space. Great for a user looking for move-in ready space.

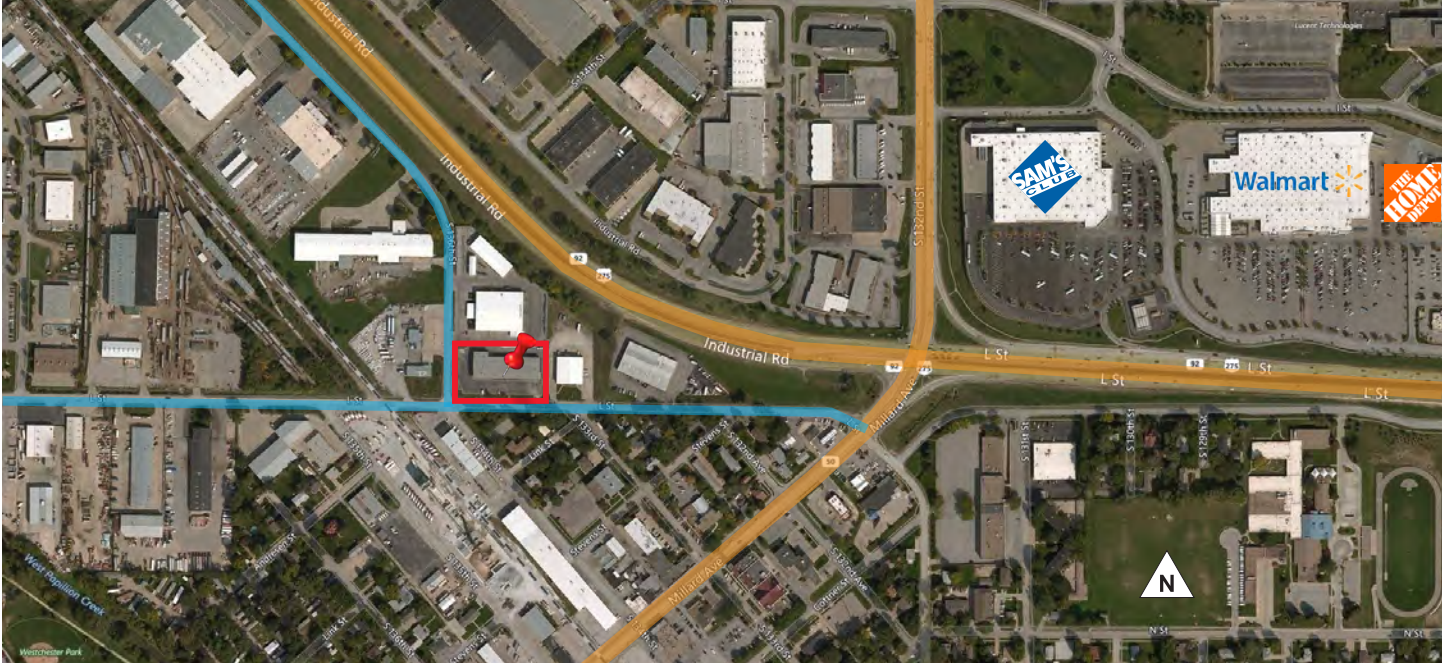
Kurt Weeder
Senior Associate
(402) 548 4001
kurt.weeder@lundco.com

Martin J. Patzner
Vice President, Office Specialist
(402) 548 4033
martin.patzner@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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Availability

Lease Rate	\$6.50 SF NNN
Total Available	2,000 SF

Property Highlights

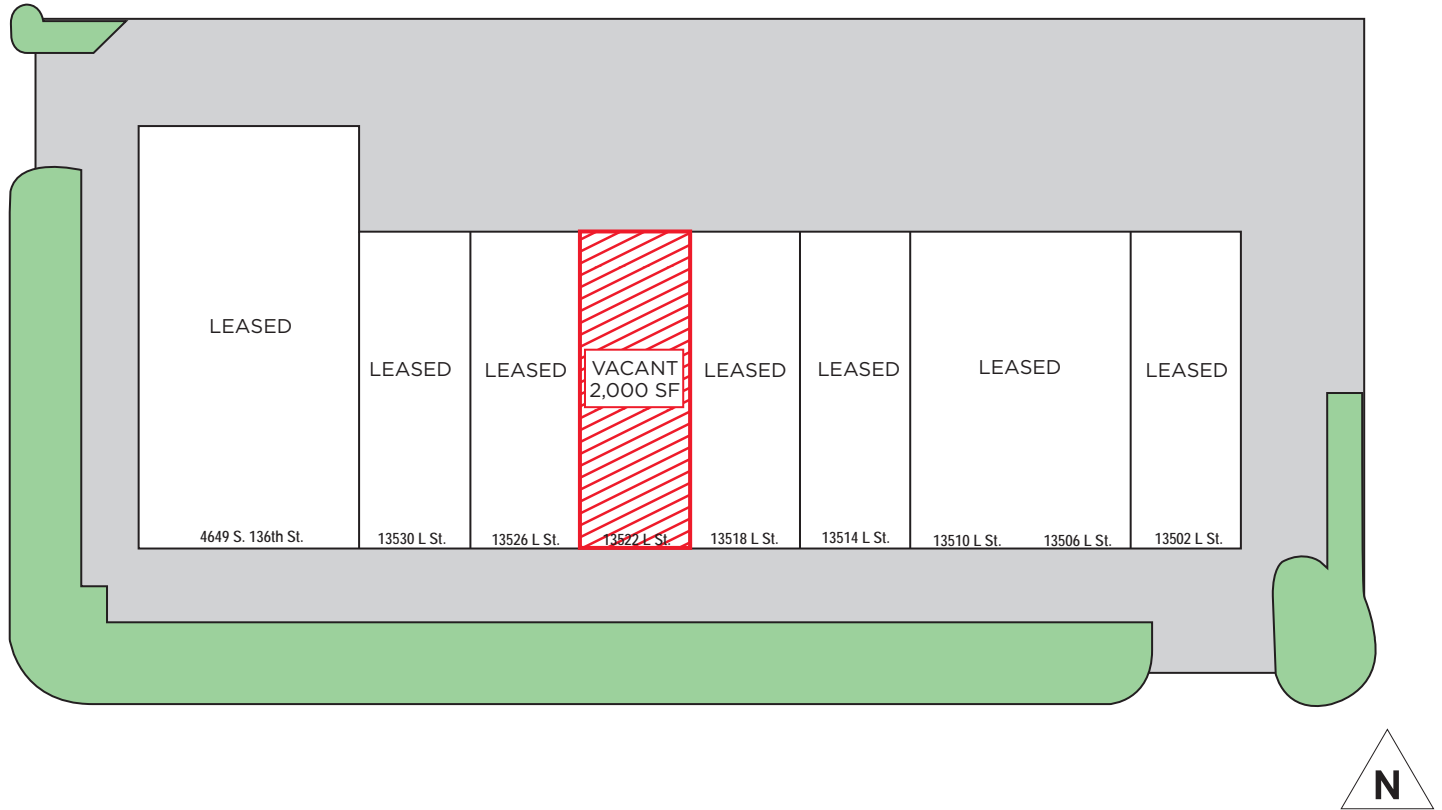
Building Size	21,000 SF
Year Built	1994
No. of Floors	1
Total Site Area	1.5 AC
Zoning	Industrial
Clearance Height	22'
Heat	Forced Air
Drive-In Doors	10' W x 14' H
Operating Expenses	\$ 1.39 Taxes \$0.36 Insurance <u>\$ 1.50 CAM</u> \$3.25 Total

<u>Suite</u>	<u>Square Feet (min - max)</u>	<u>Price/SF NNN</u>	<u>Date Available</u>
13522	2,000 - 2,000	\$6.50	Immediately

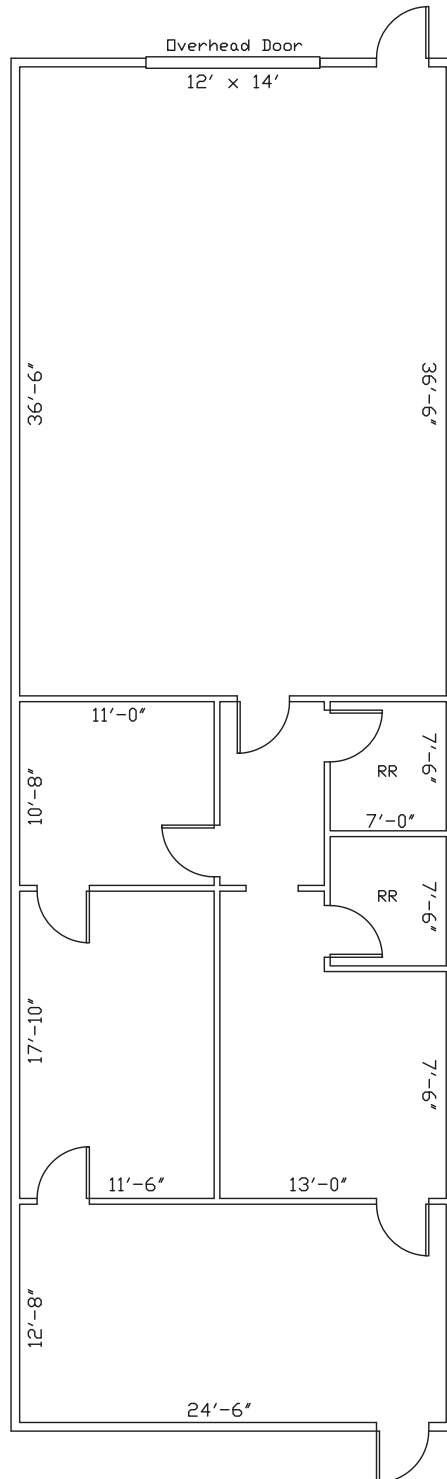
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Site Plan



Floor Plan - Suite 13522 (2,000 SF)



** Floor plan measurements are approximate and are for illustration purposes only.

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