

10123 L STREET

8,698 SF | \$6.95 SF/YR (NNN)

10123 L STREET, OMAHA, NE 68127



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OFFERING SUMMARY

LEASE RATE:	\$6.95 SF/YR NNN
Est. Op. Exp.	\$2.87 SF/YR
Available SF:	8,698 SF
Building Size:	34,790 SF
Property Type:	Industrial
Year Built:	1980
Zoning:	GI

PROPERTY OVERVIEW

Excellent central location with good visibility and access to I-80 via "L" Street, just minutes away.

PROPERTY HIGHLIGHTS

- Central location - easy to get to anywhere in the metro area
- Minutes away from access to I-80
- Zoned GI
- Drive-in doors (3)
- Dock doors (5)
- 3-phase power
- Fully climate controlled warehouse
- Lined for humidity control
- Available April 1, 2024

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BUILDING INFORMATION

Building Size	34,790 SF
Clear Height	16' 8"
Number Of Floors	2
Year Built	1980
Roof	Rubber
HVAC	Fully climate controlled
Drive-In Doors	3
Dock Doors	5

PARKING & TRANSPORTATION

Parking Description	Surface
Number Of Spaces	15

SITE INFORMATION

Cross-Streets	101st & J Street
County	Douglas
Zoning	GI
Lot Size	2.42 Acres
Number Of Buildings	2
Location Description	Good visibility and access to I-80 via "L" Street, just minutes away

UTILITIES & AMENITIES

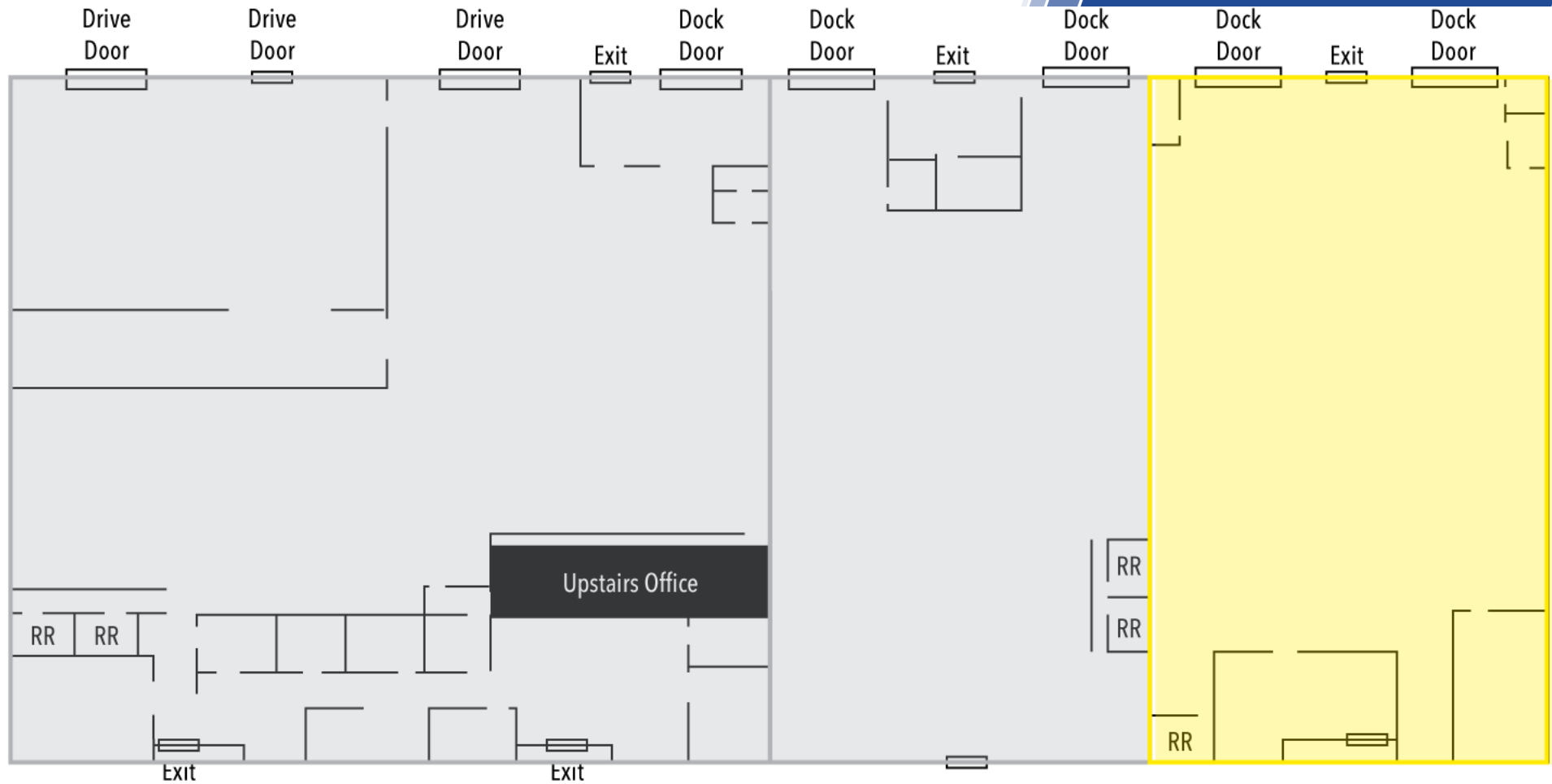
Power Description	3 phase 480 volt
Gas	GFA
Humidity Controlled	Yes

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,496	209,484	720,777
Total Households	3,883	89,002	281,888
Average HH Income	\$67,836	\$73,928	\$71,808



8,698 SF

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
10123	8,698 SF	\$6.95 SF/yr (NNN)	\$2.87	\$7,117.86

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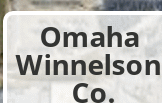
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10123 L STREET

101 J RETAILER MAP

SITE



ONYX



MOCKINGBIRD
HILLS WEST

MOCKINGBIRD
HILLS

Map data ©2024 Google Imagery ©2024 Airbus, Maxar
Technologies, USDA/FPAC/GEO

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ADDITIONAL PHOTOS



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