

4337-4341 S 90TH STREET

2,000 SF | \$7.50 SF/YR

4333-47 S 90TH STREET, OMAHA, NE 68127



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	\$7.50 SF/YR
Est. Op. Exp.	\$2.86 SF/YR
Available SF:	4,000 SF
Building Size:	16,000 SF
Property Type:	Industrial
Year Built:	1997
Zoning:	GI

PROPERTY OVERVIEW

Masonry & metal construction with one dock door. Located minutes from I-80 access via 84th Street or "L" Street.

PROPERTY HIGHLIGHTS

- Central, easy to find location
- Excellent access to I-80 from 84th or L Street
- Park at your front door
- 12' - 18' ceiling height
- 10' x 8' dock door
- Office areas are air conditioned

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BUILDING INFORMATION

Building Size	16,000 SF
Min Divisible	2,000 SF
Max Contiguous	2,000 SF
Ceiling Height	18 ft
Minimum Ceiling Height	12 ft
Year Built	1997
Roof	Metal
Restrooms	2
HVAC	GFA
Loading Description	One 10 x 8 dock door/ bay.

PARKING & TRANSPORTATION

Parking Description	Surface
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SITE INFORMATION

County	Douglas
Zoning	GI
Lot Size	64,720 SF
Number Of Buildings	2
Fence	No
Rail	No
Flood Plain	No
Location Description	Masonry & metal construction with one dock door. Located minutes from I-80 access via 84th Street or "L" Street.

UTILITIES & AMENITIES

Power	Ample
Sprinkler Description	None

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,213	220,734	748,778
Total Households	3,797	93,625	293,224
Average HH Income	\$59,428	\$71,352	\$69,417

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
4341	2,000 SF	\$7.50 SF/yr (NNN)	\$2.86	\$1,726.67	1 (10x8) Dock Door

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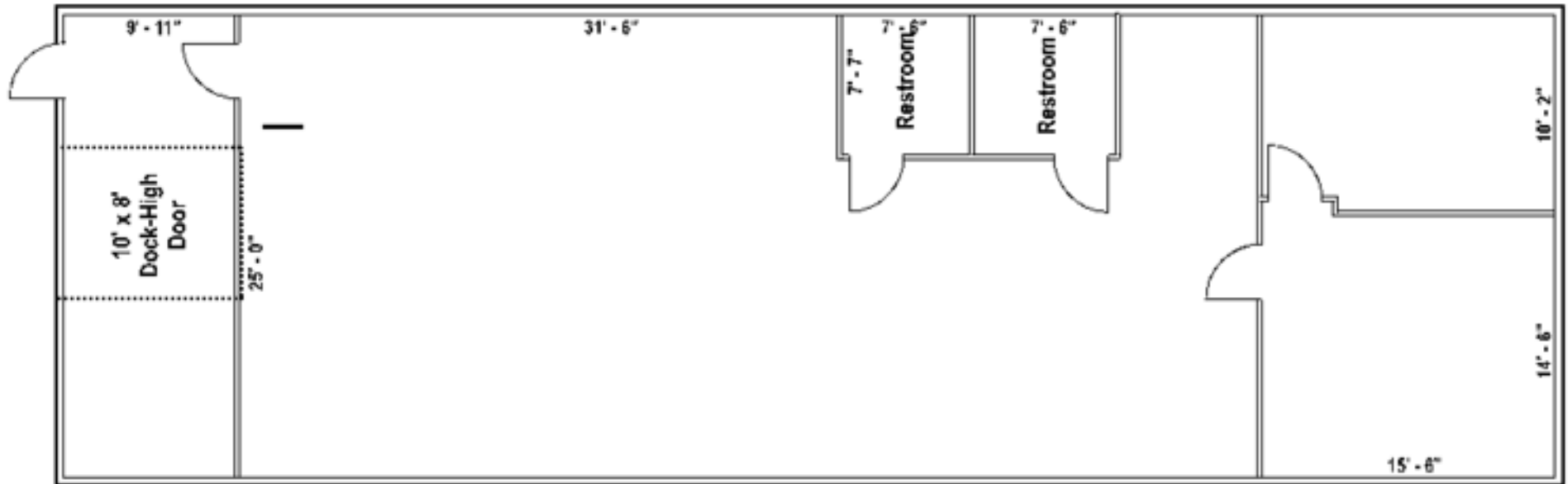
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4333-47 S 90TH STREET
EXTENDED AERIAL



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