

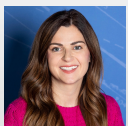
F STREET BUSINESS CENTER

10,617 SF | \$6.00 SF/YR (NNN)

4520 F STREET, OMAHA, NE 68117

**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	\$6.00 SF/YR NNN
Est. Op. Exp.	\$1.91 SF/YR
Available SF:	10,617 SF
Building Size:	142,463 SF
Property Type:	Industrial
Year Built:	1990

PROPERTY OVERVIEW

F Street Business Center is a 3-building complex consisting of 142,463. This property is conveniently located minutes away from I-80 via 42nd Street and 60th Street. This attractive, professionally managed compound is an ideal location for distribution, warehousing, or light manufacturing.

PROPERTY HIGHLIGHTS

- 8' X 8' delivery truck height door
- 10' X 12' drive-in door
- 10' X 14' clear height
- 100% warehouse

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F STREET BUSINESS CENTER

4520-28 F STREET, OMAHA, NE 68117

BUILDING INFORMATION

Building Size	142,463 SF
Min Divisible	10,617 SF
Max Contiguous	10,617 SF
Ceiling Height	14 ft
Minimum Ceiling Height	10 ft
Year Built	1990
Year Last Renovated	2012

PARKING & TRANSPORTATION

Parking Description	Surface Parking
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SITE INFORMATION

County	Douglas
Lot Size	2.57 Acres
Location Description	Off of 42nd and F Street near I-80.

UTILITIES & AMENITIES

Power	Yes
Power Description	208V, 3 Phase, 200 Amp

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,155	108,855	272,576
Total Households	3,818	43,770	107,244
Average HH Income	\$49,425	\$49,141	\$53,994

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
4520	10,617 SF	\$6.00 SF/yr (NNN)	\$1.91	\$6,998.37

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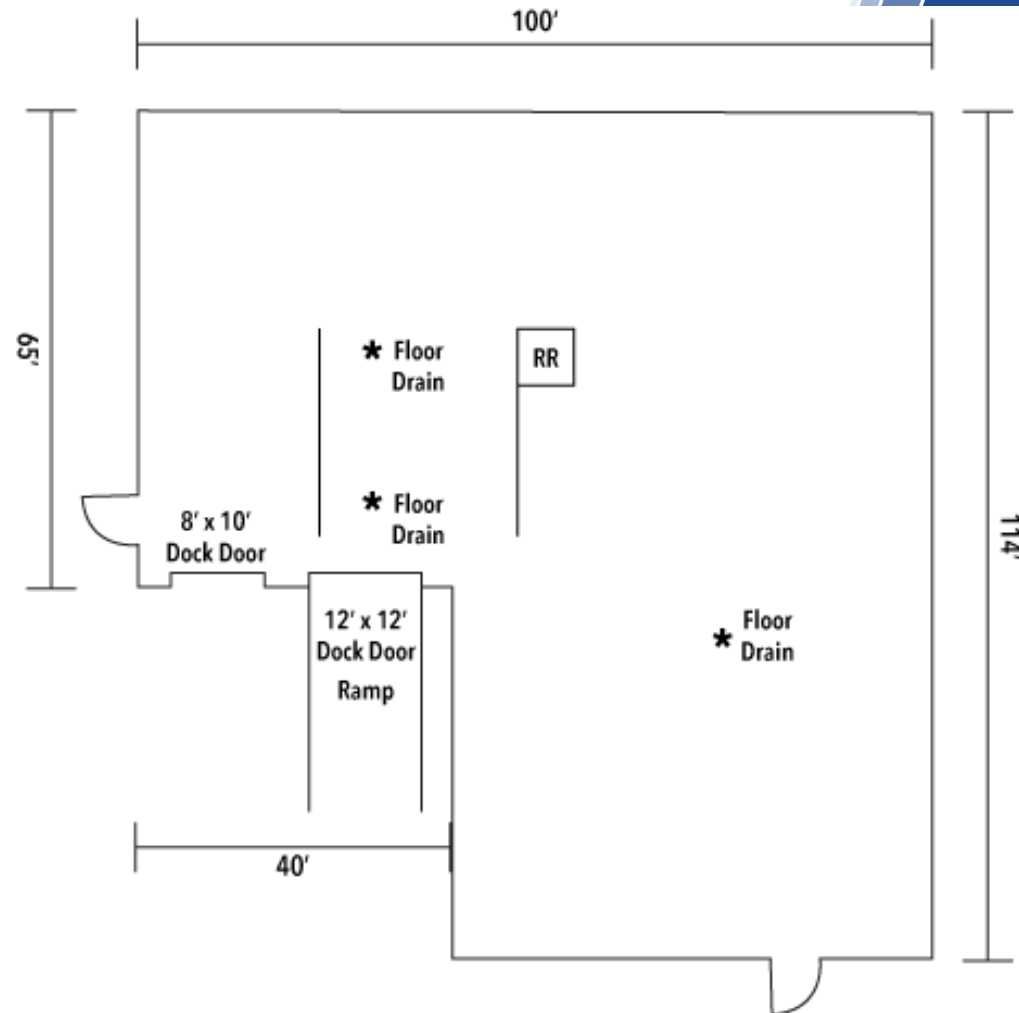
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4520-28 F STREET

SITE MAP



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4520-28 F STREET

LOCAL MAP

SITE



J. Skinner Baking

Stan Houston Equipment

United Rent-All



Omaha Door & Window

HANSCOM

SOUTH OMAHA

Q MERCHANTS

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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