

FORD MOTOR CREDIT BUILDING

14,956 - 66,275 SF | \$12.50 SF/YR (NNN)

12110 EMMET ST, OMAHA, NE 68164



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	\$12.50 SF/YR NNN
Est. Op. Exp.	\$6.85 SF/YR
Available SF:	14,956 - 66,275 SF
Building Size:	66,275 SF
Property Type:	Office Building
Year Built:	1990
Zoning:	CC - Community Commercial

PROPERTY OVERVIEW

Office space available with a mainly open floor plan mixed with private offices, conference rooms and a cafeteria. Ability to convert into industrial space by adding dock doors and drive-in garage doors.

PROPERTY HIGHLIGHTS

- Single story office building with 6/1,000 SF parking ratio
- Many windows and skylights that provide good natural light to the office space
- ENERGY STAR building
- All amenities and services nearby
- Mix of open space and private offices
- Convenient access to all areas of Omaha

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BUILDING INFORMATION

Building Size	66,275 SF
Min Divisible	14,956 SF
Max Contiguous	66,275 SF
Number Of Floors	1
Year Built	1990
Year Last Renovated	1996
Construction Status	Existing
Roof	EPDM (2014)
Restrooms	ADA
HVAC	Roof top units (8)

SITE INFORMATION

County	Douglas
Zoning	CC - Community Commercial
Lot Size	5.86 Acres
Location Description	On the southwest corner of N 120th Street and West Maple Road

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,874	85,426	198,269
Total Households	4,672	35,802	81,068
Average HH Income	\$69,815	\$77,750	\$83,005

PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Parking Ratio	6.0
Number Of Spaces	392
Parking Type	Surface
Traffic Count	54,468 - 120th & W Maple Rd (2018)

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
12110	51,319 SF	\$12.50 SF/yr (NNN)	\$6.85	\$82,751.89
12120	14,956 SF	\$12.50 SF/yr (NNN)	\$6.85	\$24,116.55

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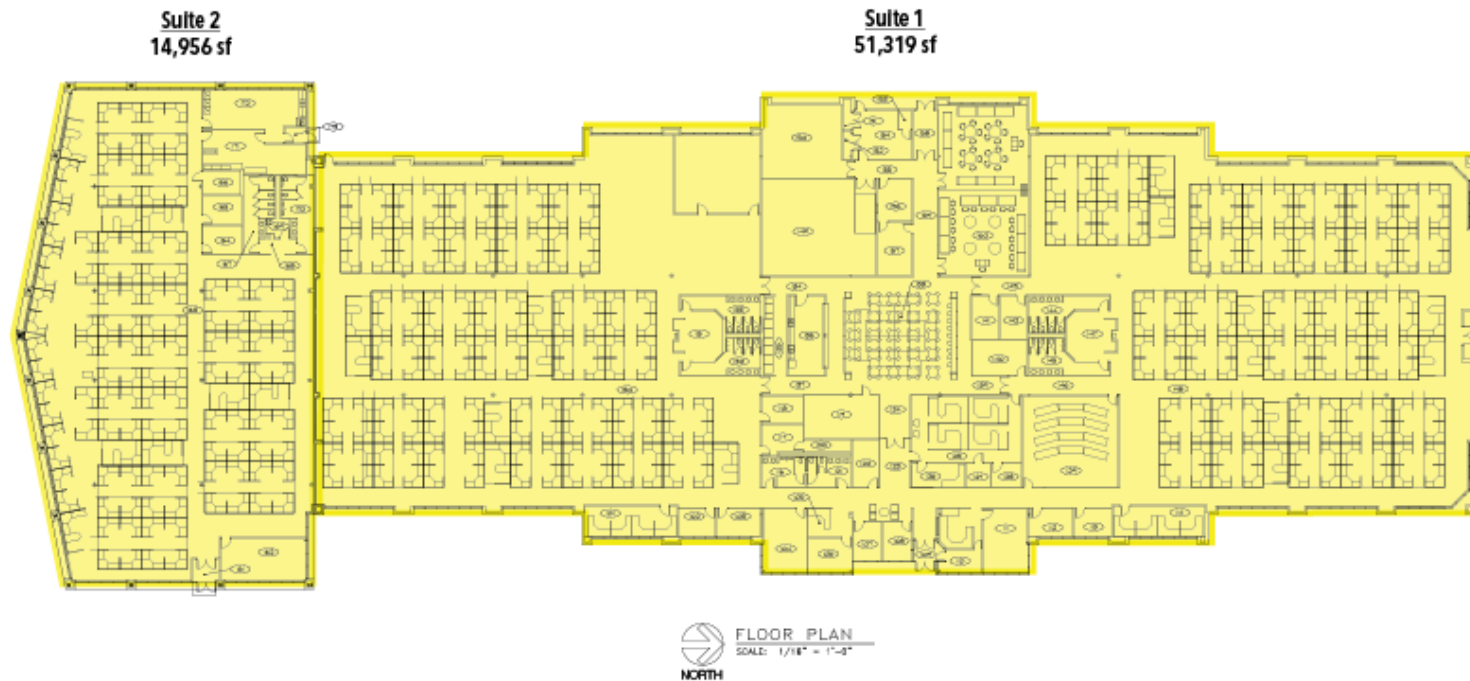
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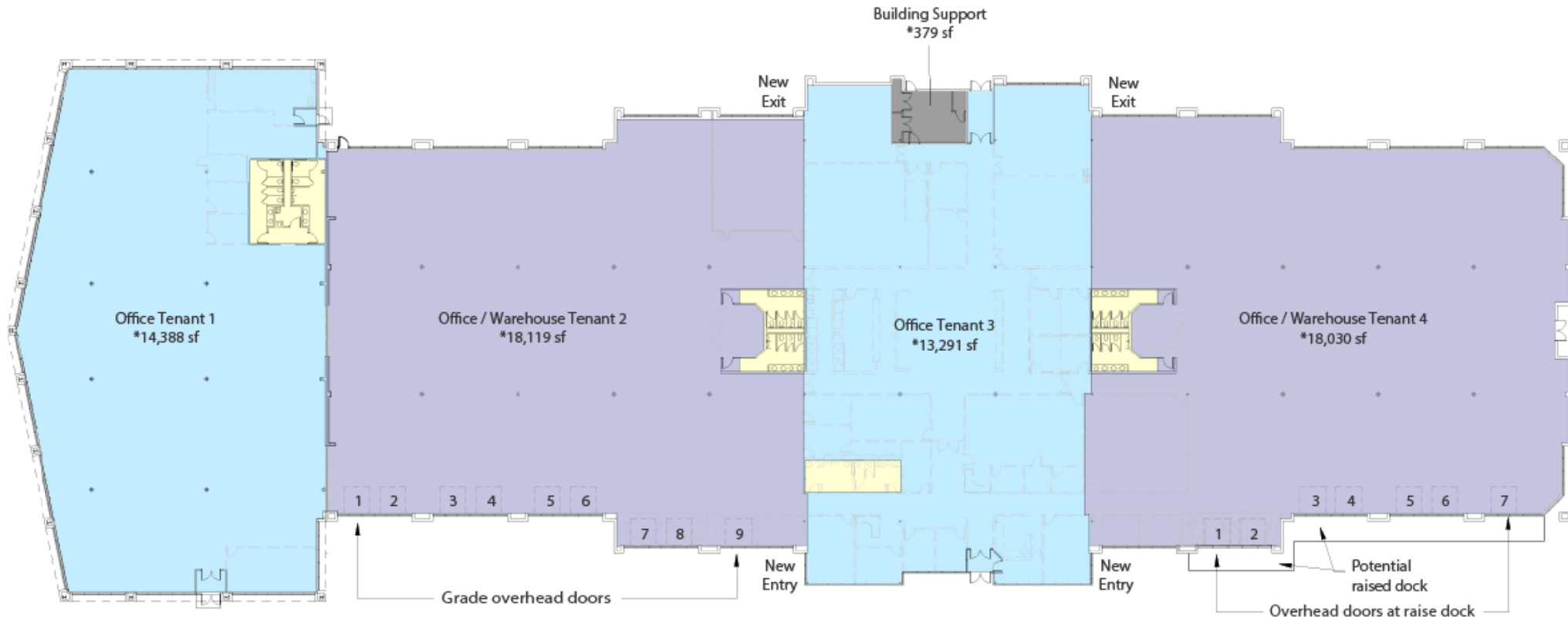
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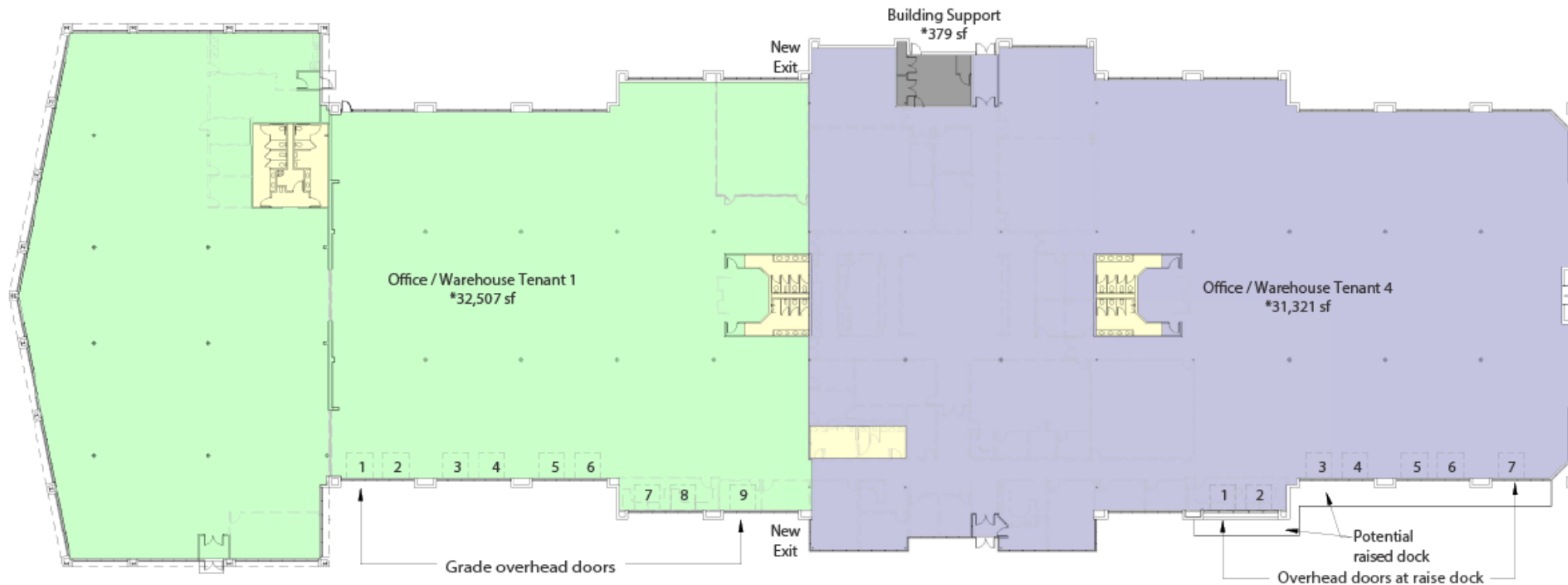


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OPTION ONE - TENANT SPLIT

*approximate square feet



OPTION TWO - TENANT SPLIT

*approximate square feet

W Maple Rd

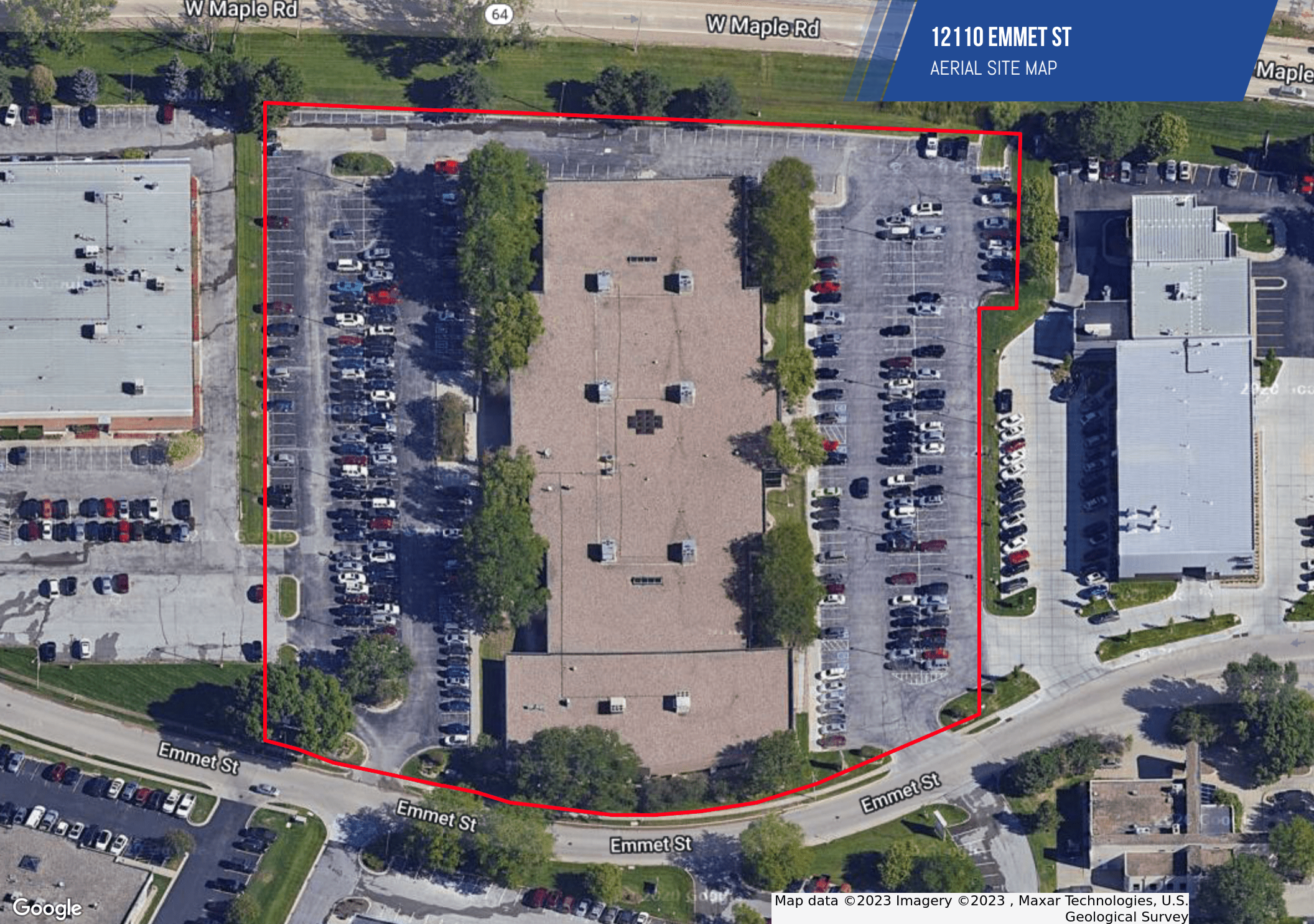
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W Maple Rd

12110 EMMET ST

AERIAL SITE MAP

Maple



Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S.
Geological Survey

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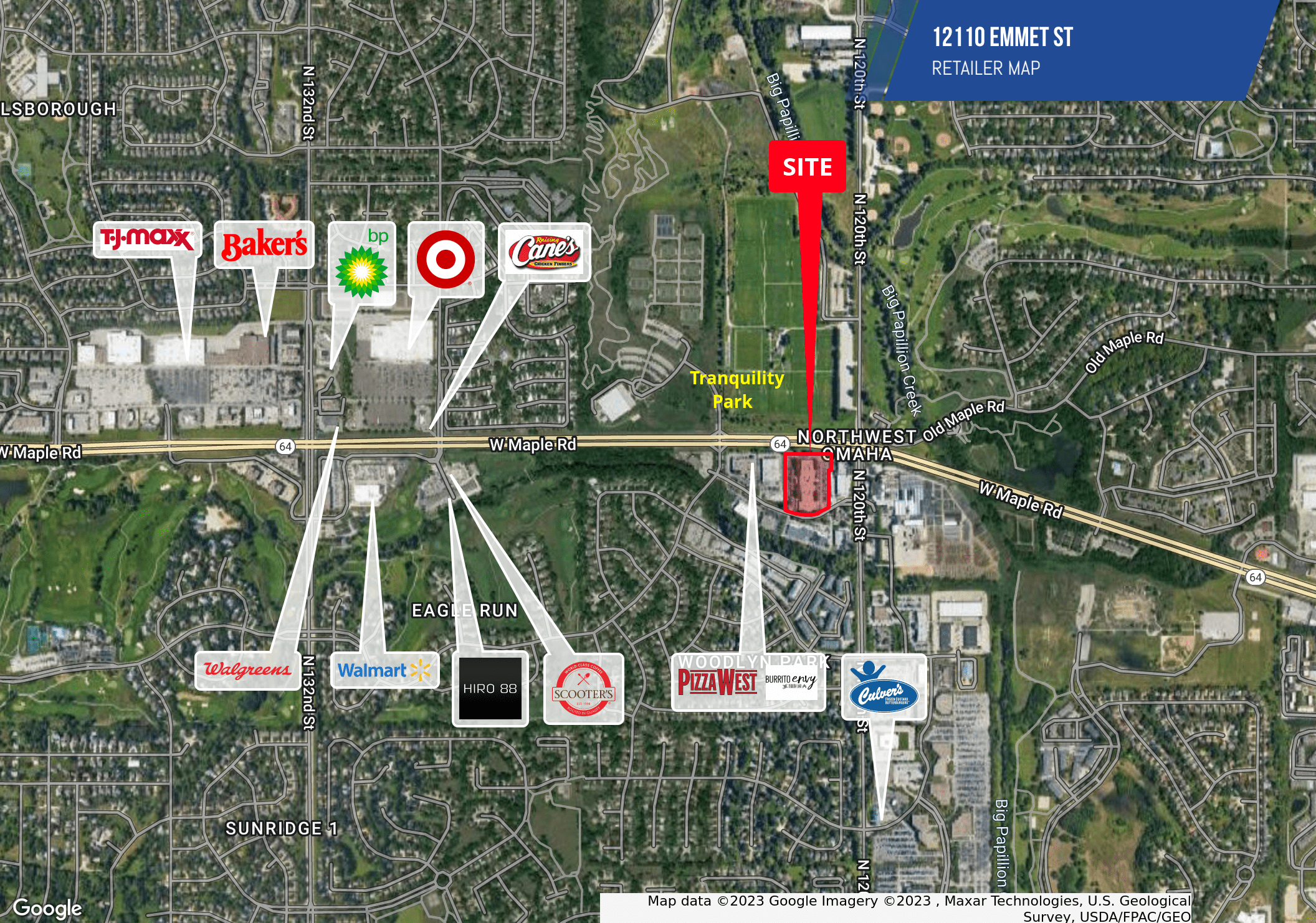
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12110 EMMET ST
RETAILER MAP



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