

FOR SUBLEASE

11125 MOCKINGBIRD DRIVE, OMAHA, NE 68137

FLEX/INDUSTRIAL | 6,000 SF | \$7.75 SF/YR (NNN)



PRESENTED BY:

Ammar Abu-Hamda

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Hard to find flex space available for sublease. Mostly wide open warehouse with locker rooms in rear of space. 3 dock doors servicing premises.

PROPERTY HIGHLIGHTS

- 3 Dock Doors
- 24' Clear Height
- Locker rooms with showers

LOCATION DESCRIPTION

Conveniently located off I-80 & Q Street exit in well maintained flex/industrial park.

OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$7.75 SF/yr (NNN)
NNNs:	\$3.06 PSF

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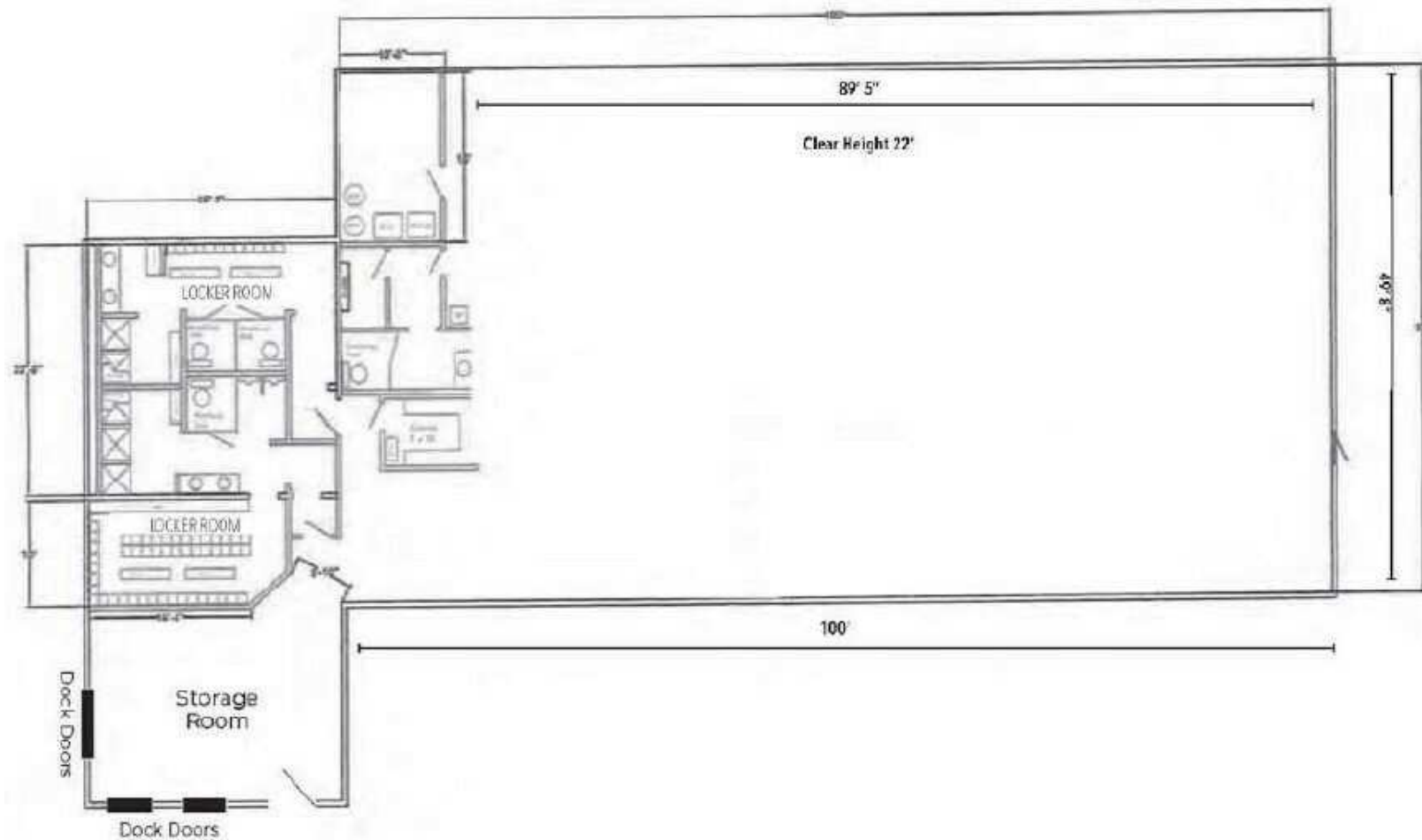
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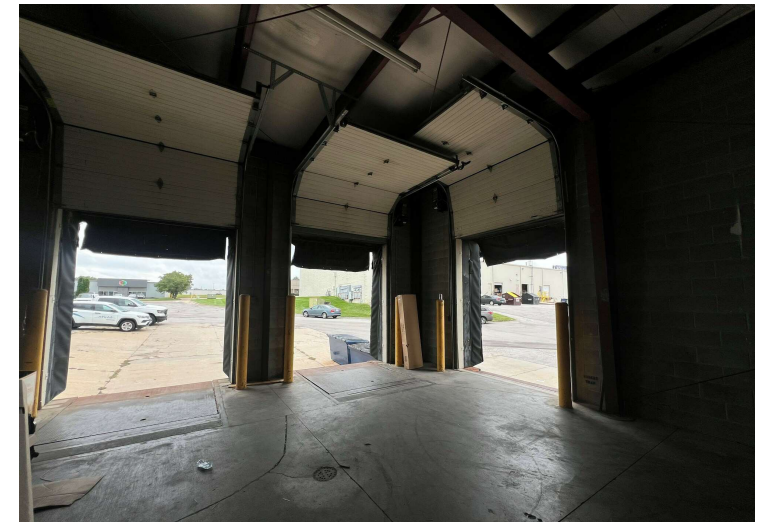
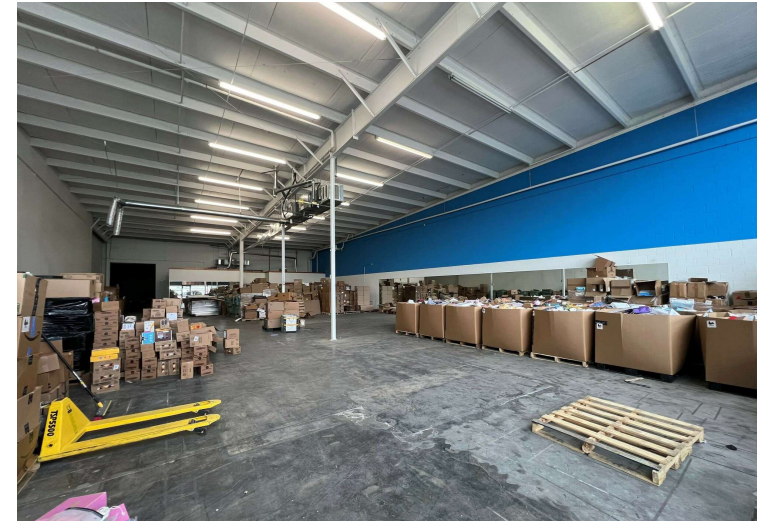
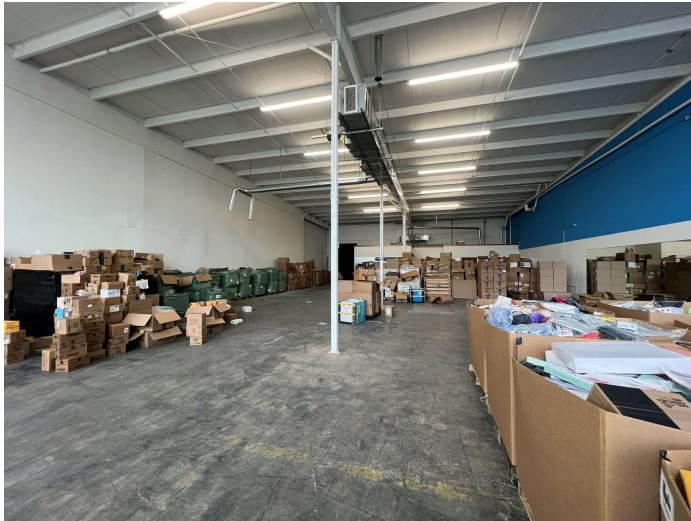
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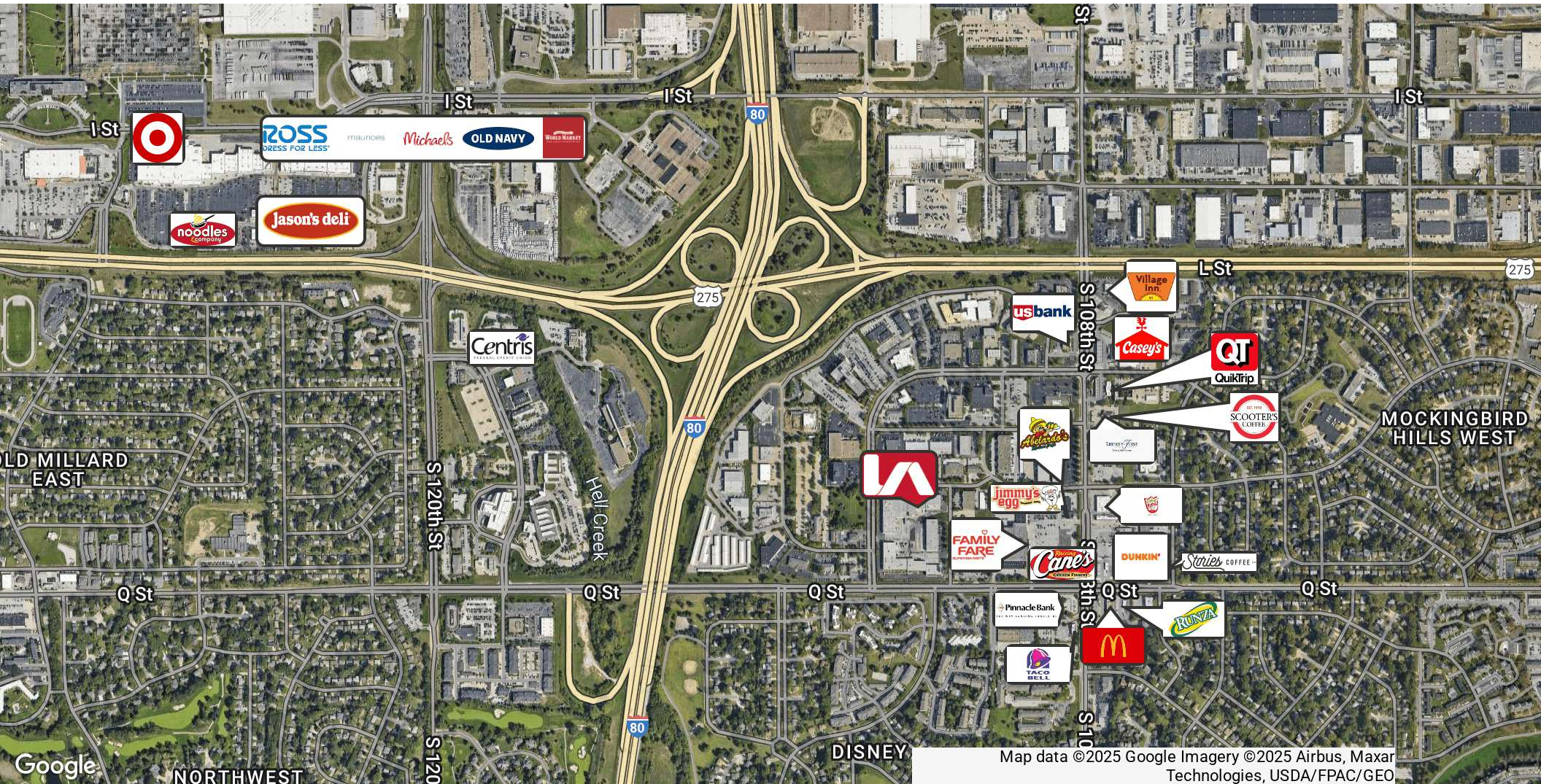
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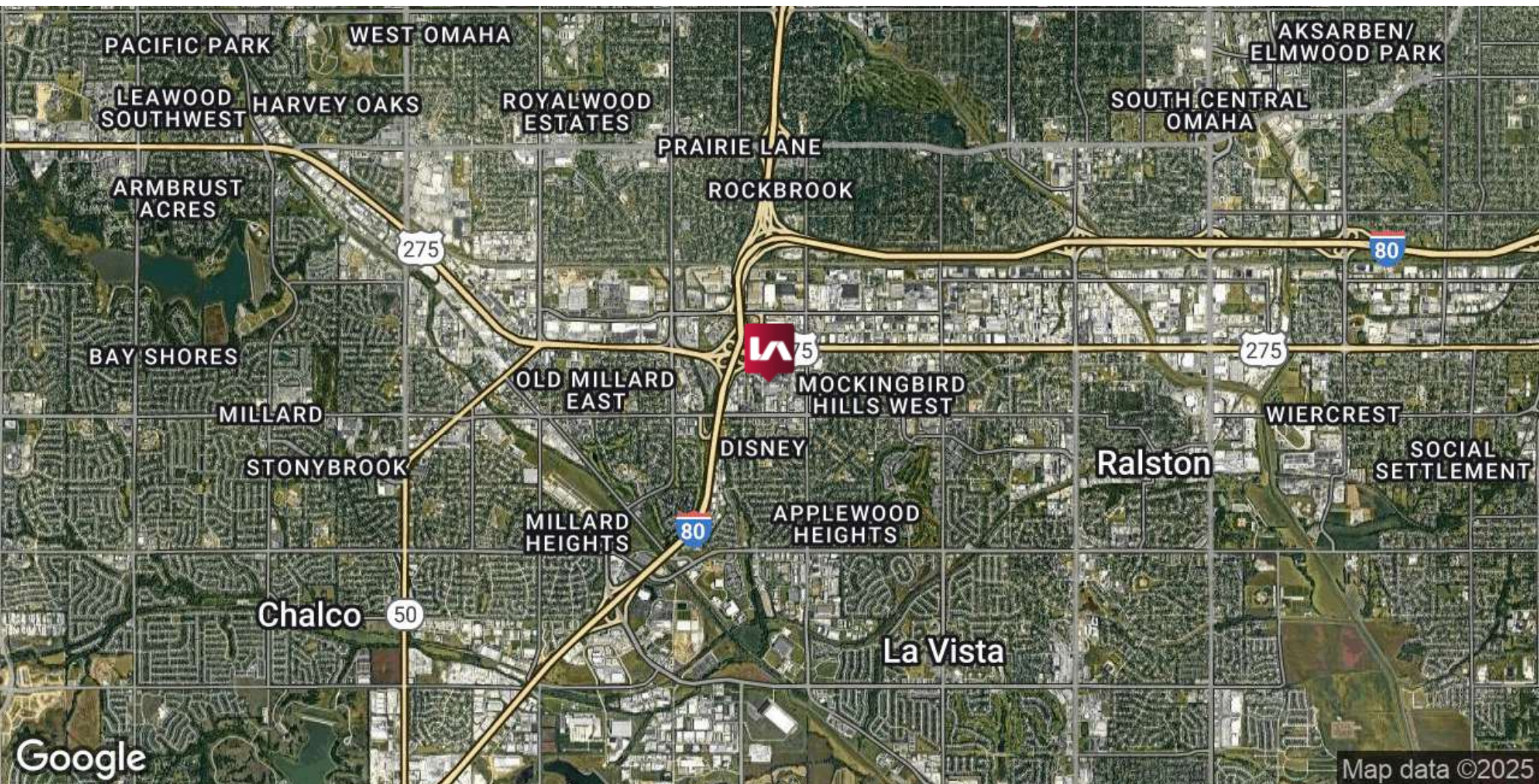
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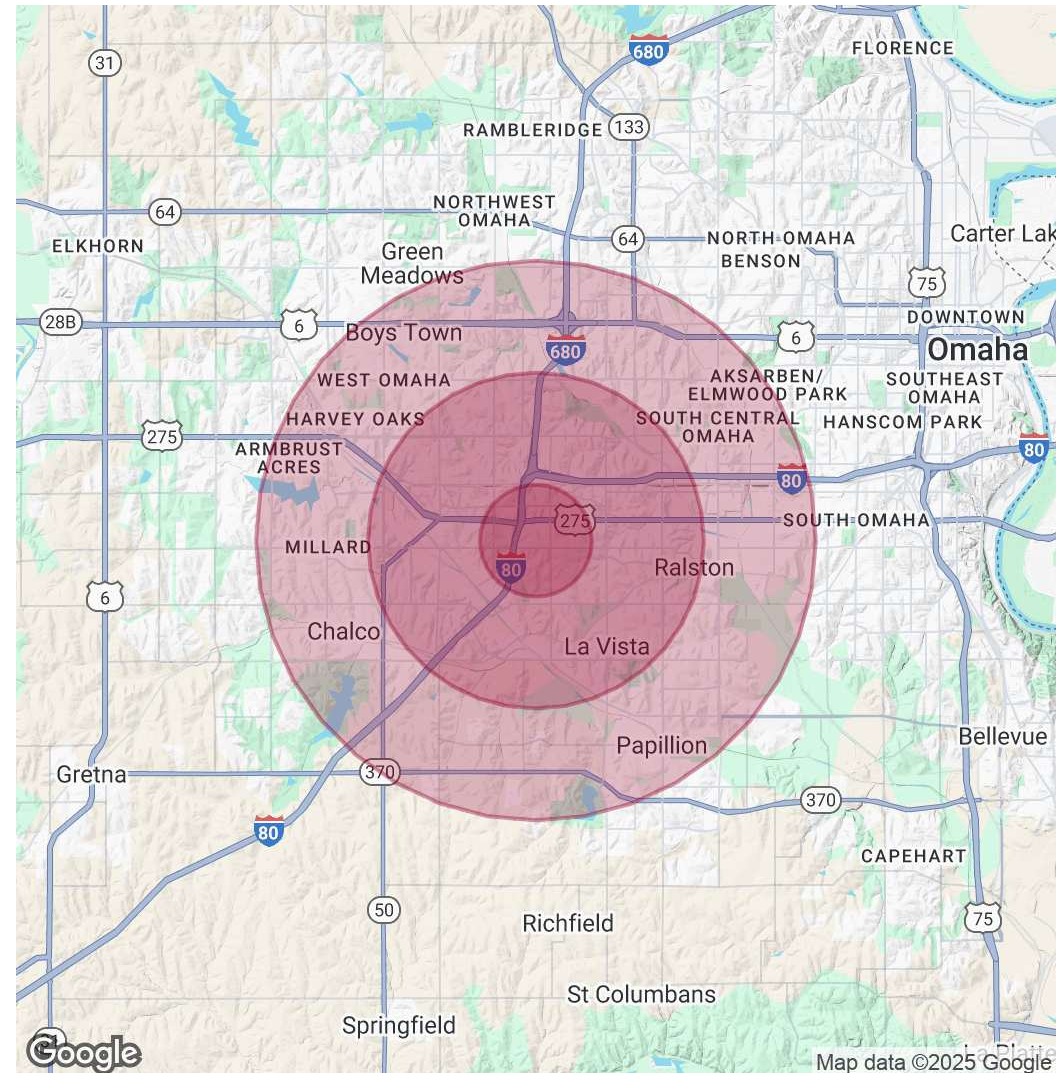
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,844	82,783	221,290
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,182	35,220	92,368
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,424	\$98,773	\$111,794
Average House Value	\$242,776	\$290,394	\$313,390

Demographics data derived from AlphaMap



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