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**OFFERING SUMMARY**

Lease Rate:	\$2,250 per month (Gross)
Available SF:	26,300 SF
Zoning:	General Industrial

**PROPERTY OVERVIEW**

±26,300 SF industrial outdoor storage yard available for lease, featuring secure access and flexible General Industrial zoning. Ideal for contractors, fleet operators, and outdoor storage users seeking a well-located and functional site.

**PROPERTY HIGHLIGHTS**

- Secured 30' gated entrance with controlled access
- Fully fenced lot with privacy screening for added security
- Graveled and graded surface suitable for heavy equipment and vehicle storage
- Flexible use potential including contractor laydown yard, truck parking, equipment storage, and dumpster staging

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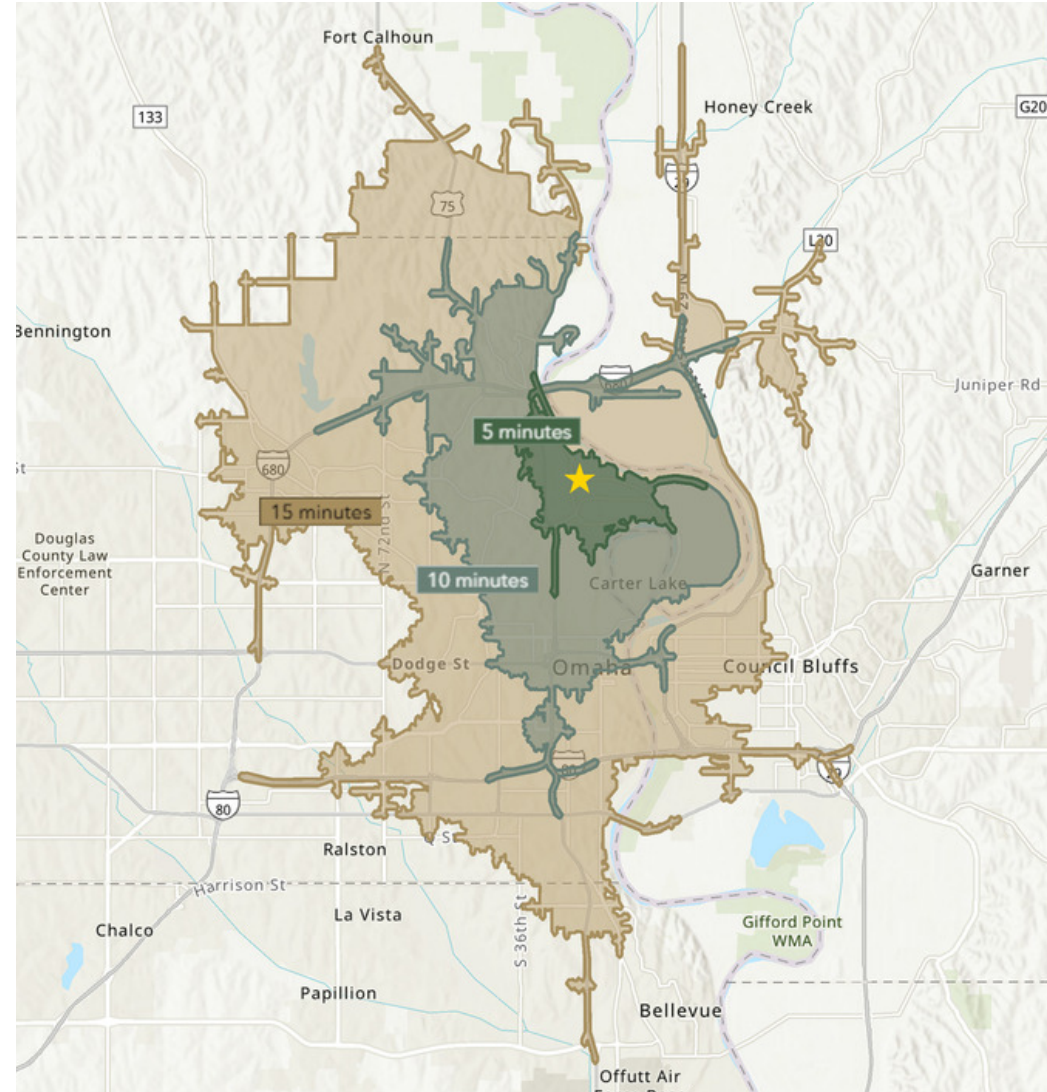
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### OUTDOOR/LAYDOWN STORAGE LAND FOR LEASE

#### LOCATION HIGHLIGHTS

- Located among major industrial users including Lozier, US Foods, Propak Logistics, First Data, and Airlite Plastics
- Easy access to major transportation routes, including Interstates 80 and 480
- ±5 minutes to Eppley Airfield, I-680, and Highway 75
- ±10 minutes to Downtown Omaha

DESTINATION (FROM 1901 REDICK AVENUE)	TRAVEL TIME
Eppley Airfield	+/- 5 Minutes
Interstate 680	+/- 5 Minutes
Highway 75	+/- 5 Minutes
Downtown Omaha	+/- 10 Minutes
Interstate 29	+/- 10 Minutes



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