



6958 N 97th Circle | Omaha, NE 68122

\$10.95 PSF NNN

Property Features

- Easily accessible to I-680 and Blair High Road
- End-cap space providing added flexibility
- Dock & drive doors
- 2,950 SF of nicely finished office space
- Available 9/1/26
- Outside storage behind premises
- Agent has equity

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

John Meyer
Senior Vice President
402 677 9626
john.meyer@npdodge.com

Trenton B. Magid
Executive Vice President
402 510 5263
trenton.magid@npdodge.com

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ADDRESS	SIZE (SF)	LEASE RATE	DESCRIPTION	AVAILABLE
6958 N 97th Circle	12,350 SF	\$10.95 SF/yr NNN	Flex	9/1/26

BUILDING DETAILS

Building Size	25,355 SF
Tenancy	Multiple
Ceiling Height	17'
Year Built / Renovated	1997 / 2021
Number of Floors	One (1)
Zoning	GI
Lot Size	1.99 AC

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Northwest Omaha
County	Douglas
Cross Streets	I-680 & Blair High Road
Nearest Interstate	I-680

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,690	25,044	72,902
Total Population	10,565	61,766	175,763
Average HH Income	\$94,372	\$97,170	\$108,455



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Total (SF)	12,350 SF
No. Drive-In Doors	Three (3) 16'X14'
No. Dock Doors	One (1) 8'X8'
Ceiling Height	17'
Floor Drains	Yes
HVAC	Radiant in Warehouse / A/C in Office
Electrical	3-Phase 120/208V 200 A
Restroom	Yes
Office (SF)	2,950 SF
Outside Storage	Fenced space behind premises



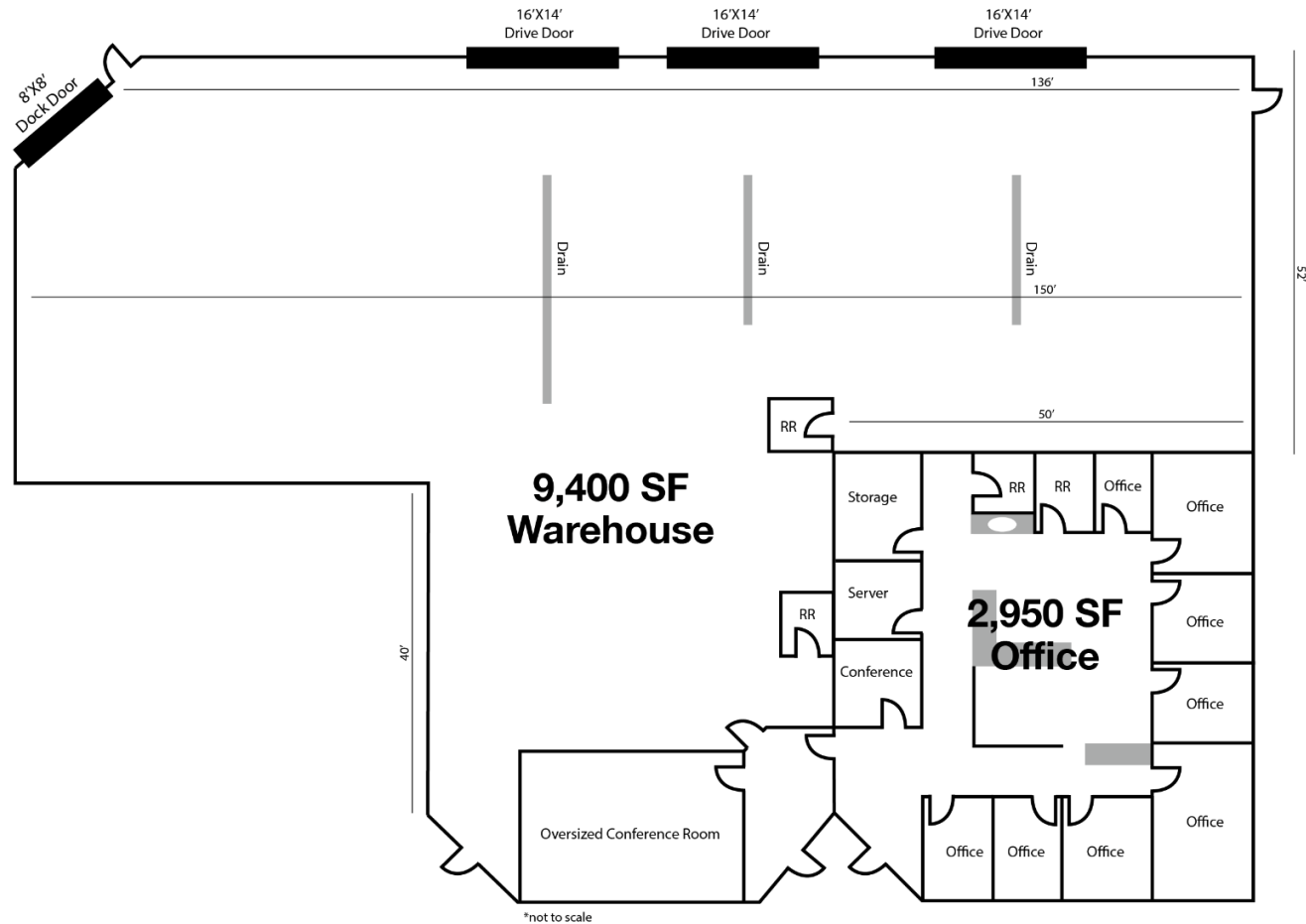
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