



2424 S 156th Circle | Omaha, NE 68130

\$11.95 PSF NNN

Property Features

- Approximately 14,375 SF of flexible office, showroom, and warehouse space
- Former gym with large open areas suitable for a variety of uses
- One existing dock door w/potential for three additional dock doors
- Ample on-site parking for employees and customers and service-based users
- Move-in ready with 11 offices
- Space available March 2027

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ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE	DATE AVAILABLE
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2424 S 156th Cir	14,375 SF	\$11.95 SF/yr	NNN, \$1.89 PSF	March 2027
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BUILDING DETAILS

Building Size (SF)	32,848 SF
Tenancy	Multiple
Ceiling Height	15'
No. Dock Doors	4 (1 Existing, 3 Potential)
Dock Door Description	(8'X8')
Year Built / Renovated	1984
Zoning	GI
Power	3 Phase 208Y/120VAC
Fire Supression	Fully Sprinklered

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Millard
County	Douglas
Cross Streets	Bob Boozer Drive & W Center Rd
Lot Size	2.28 AC
Nearest Interstate	I-80

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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Total Households	4,038	34,043	95,433
Total Population	10,082	86,955	244,719
Average HH Income	\$149,342	\$158,590	\$153,280



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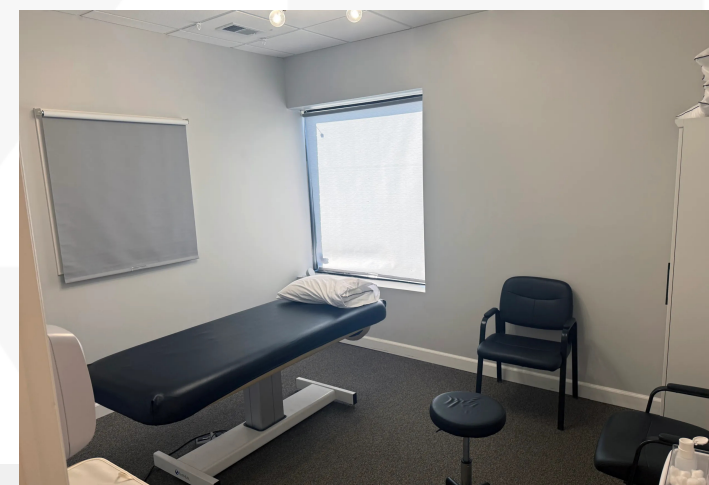
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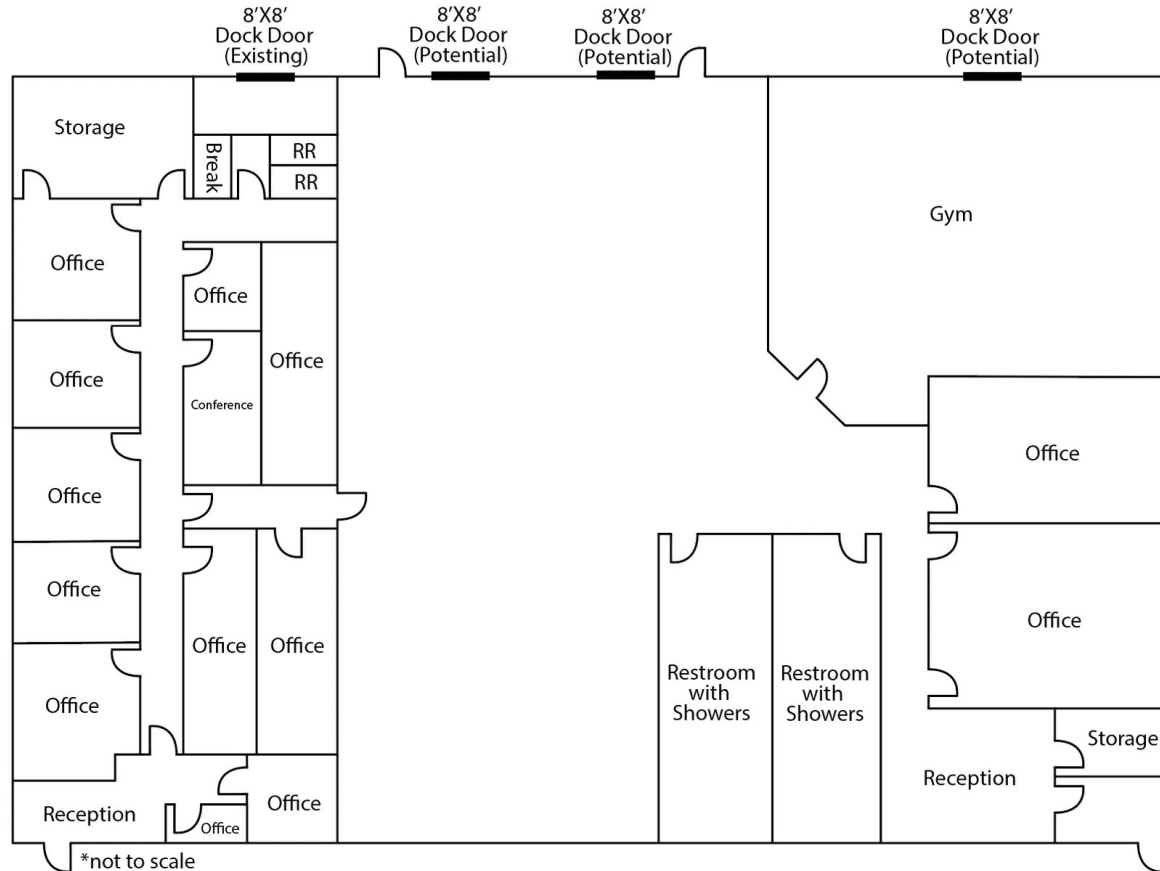
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