

MULTI-TENANT INDUSTRIAL
FLEX PROPERTY (6 UNITS)



OFFERING MEMORANDUM

3145 N 84th Cir
Omaha, NE 68134

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 **BHGRE**
COMMERCIAL

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Exclusively Marketed by:



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Brokerage License No.: 100836



01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3145 N 84th Cir Omaha NE 68134
COUNTY	Douglas
BUILDING SF	9,000 SF
LAND ACRES	0.77
LAND SF	33,541 SF
YEAR BUILT	2002

FINANCIAL SUMMARY

PRICE	\$1,665,000
PRICE PSF	\$185.00

Six functional flex units

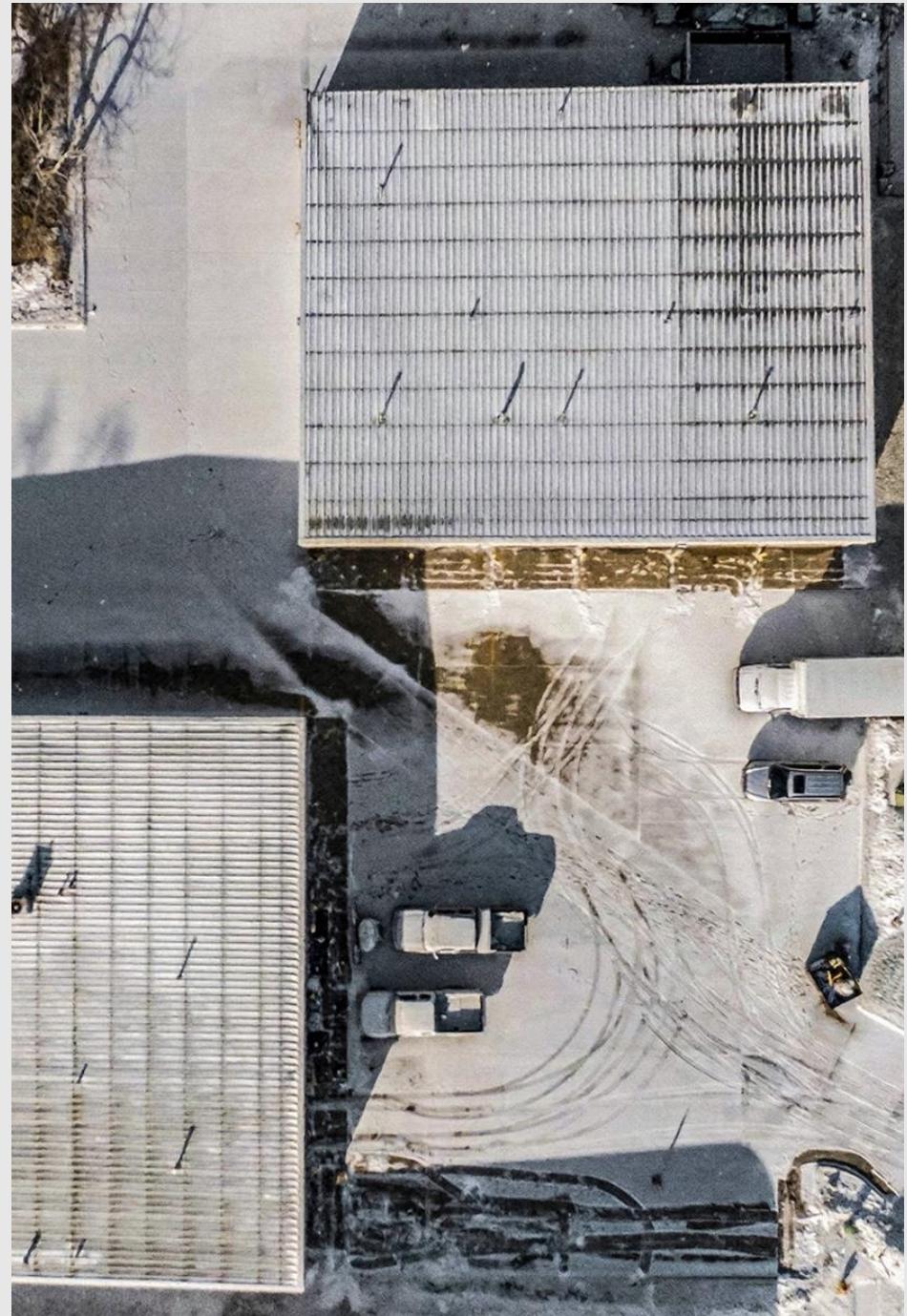
- Ideal for small industrial, service, or trades tenants

One floor drain per building

Some units feature additional Mezzanine Space

Utilities

- City water/sewer, and natural gas.
Bays are individually metered for electric and gas
One water meter per building.
- Each Unit has heat and 1 unit with AC

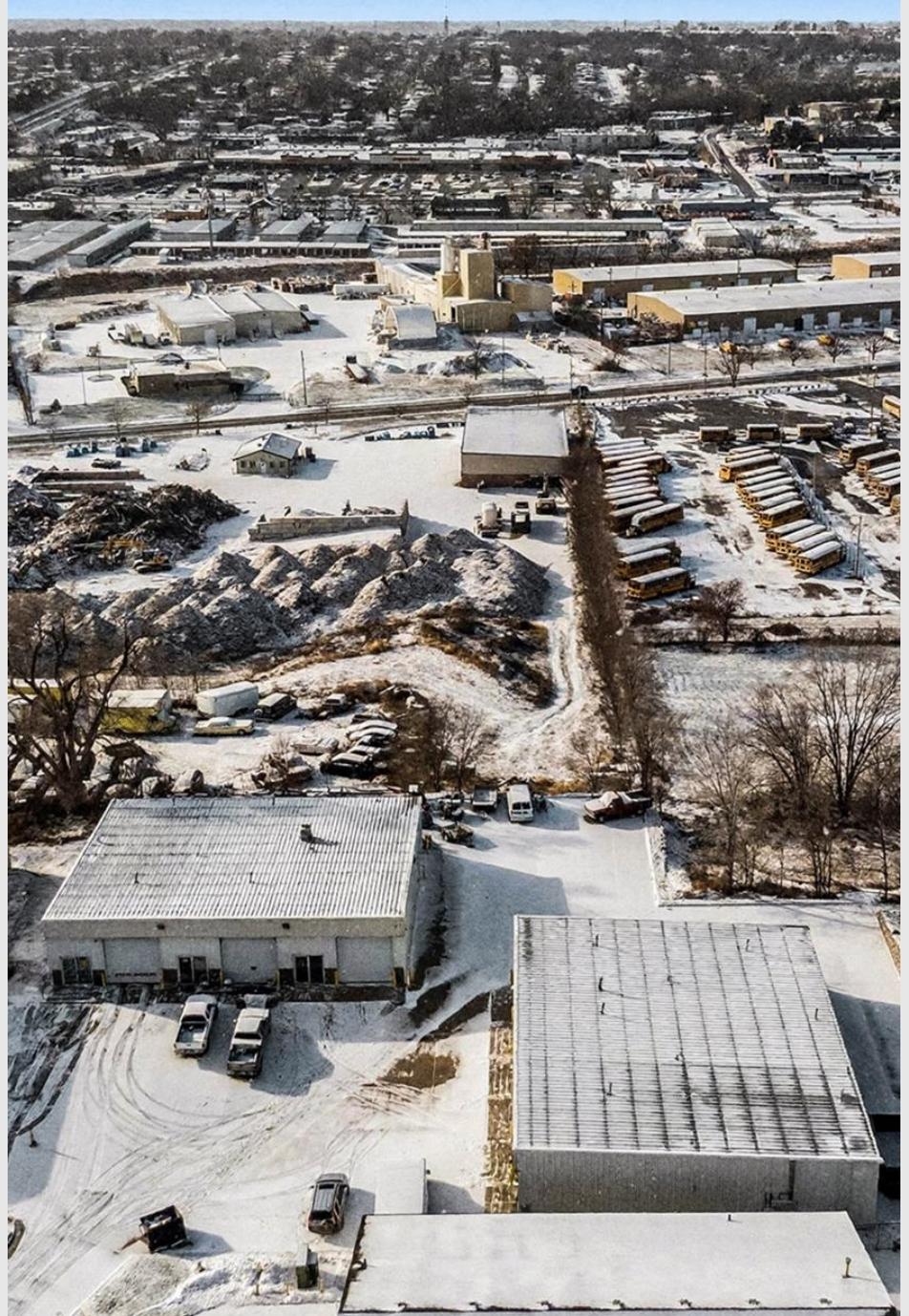


Location

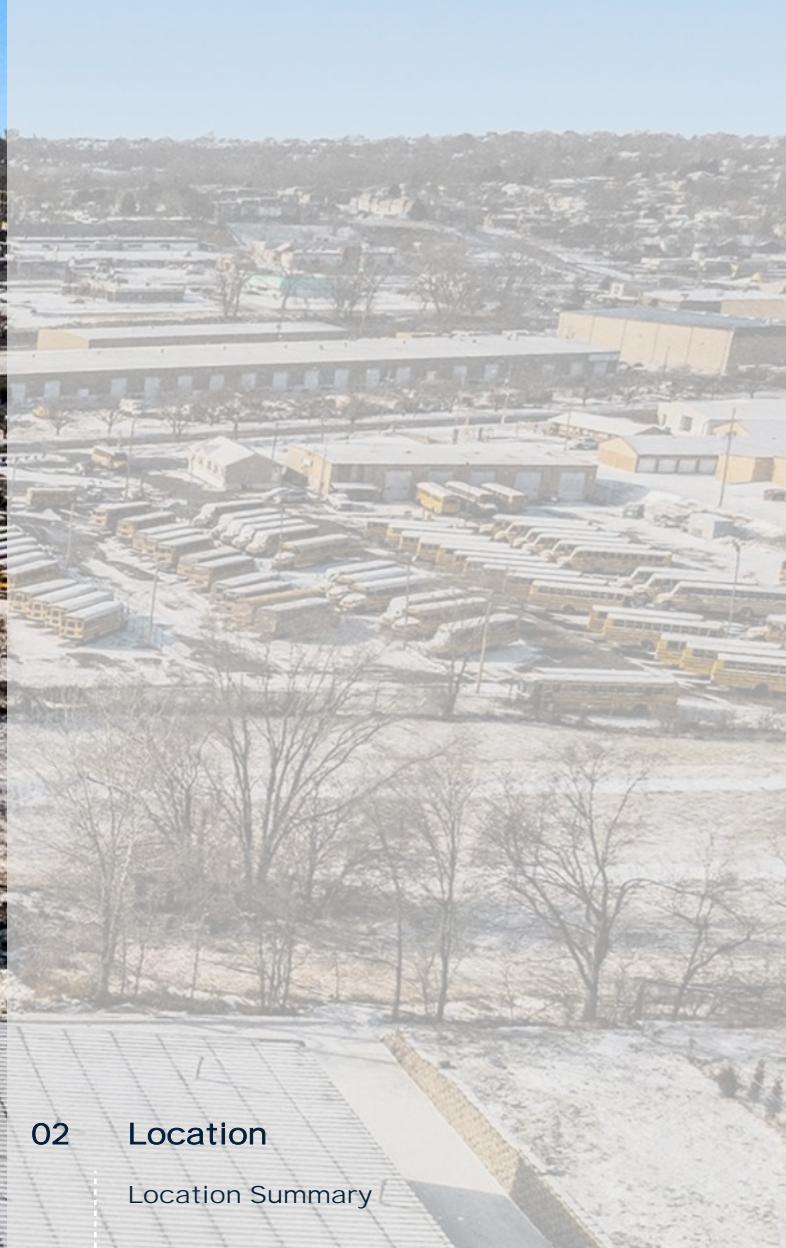
- Convenient access to Interstate 680 for distribution and logistics

Tenant Leases

- 1 open bay currently
- 3 bays with leases ranging from 6 months to 3 years remaining term
- 2 bays with month-to-month leases (one is owner occupied)



| Location



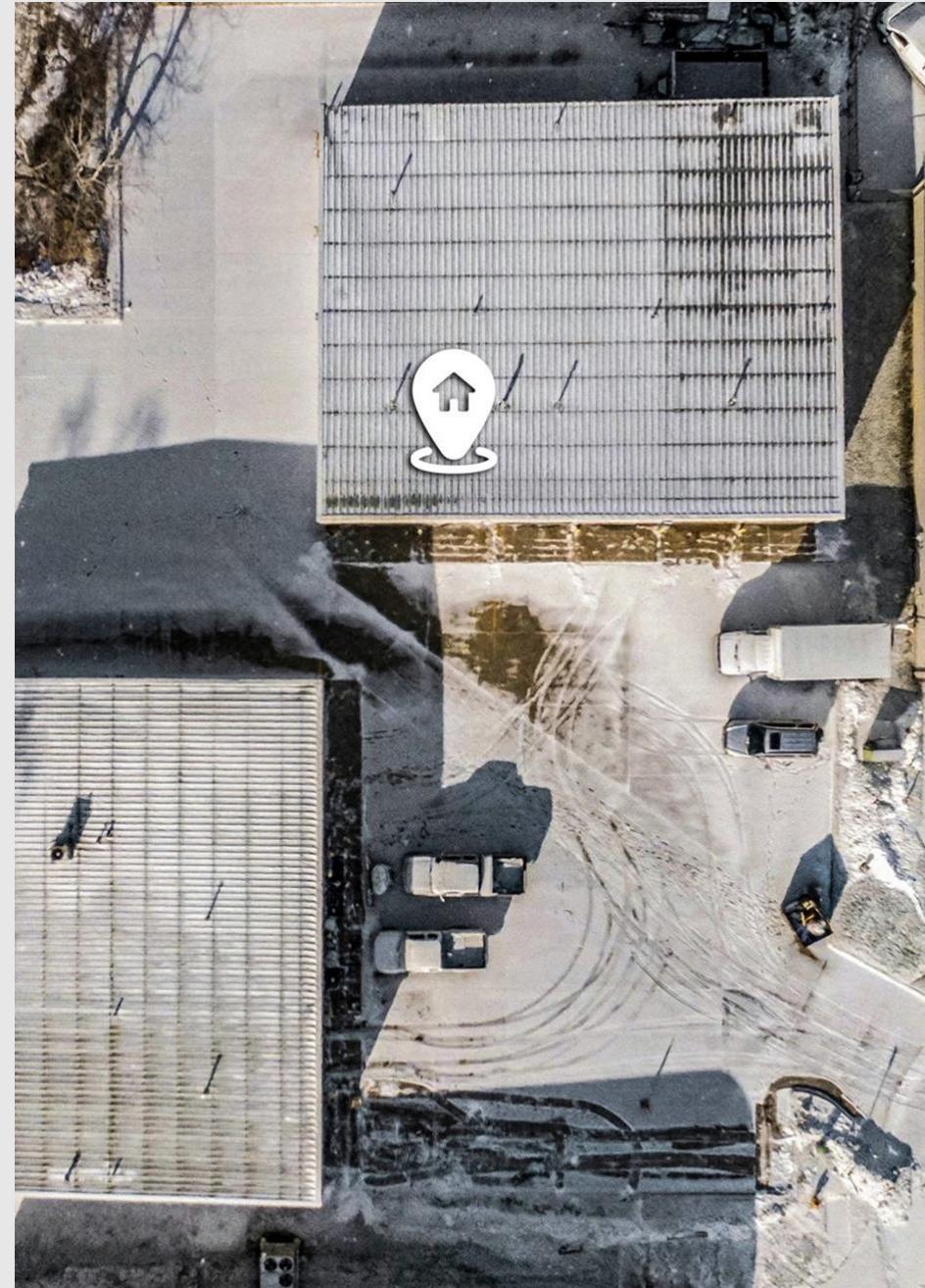
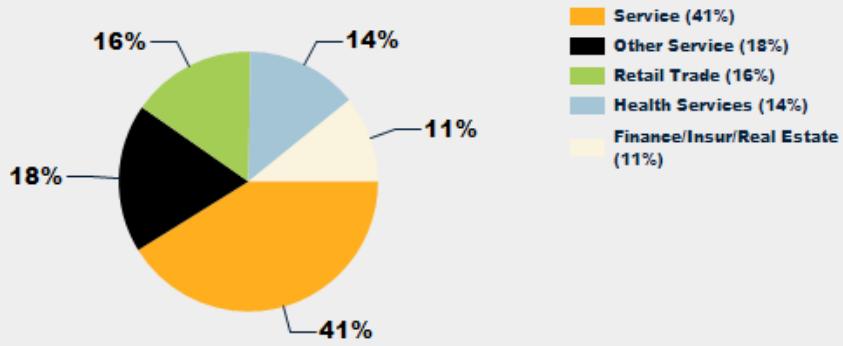
02 Location

Location Summary

Convenient Access

- 1.5 miles to I-680 Access

Major Industries by Employee Count





03 Property Description

[Property Features](#)

[Site Plan](#)

[Property Images](#)

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	9,000
LAND SF	33,541
LAND ACRES	0.77
YEAR BUILT	2002
# OF PARCELS	1
ZONING TYPE	GI
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	24+
CEILING HEIGHT	14'-16'
GRADE LEVEL DOORS	8 - 12' x 12'

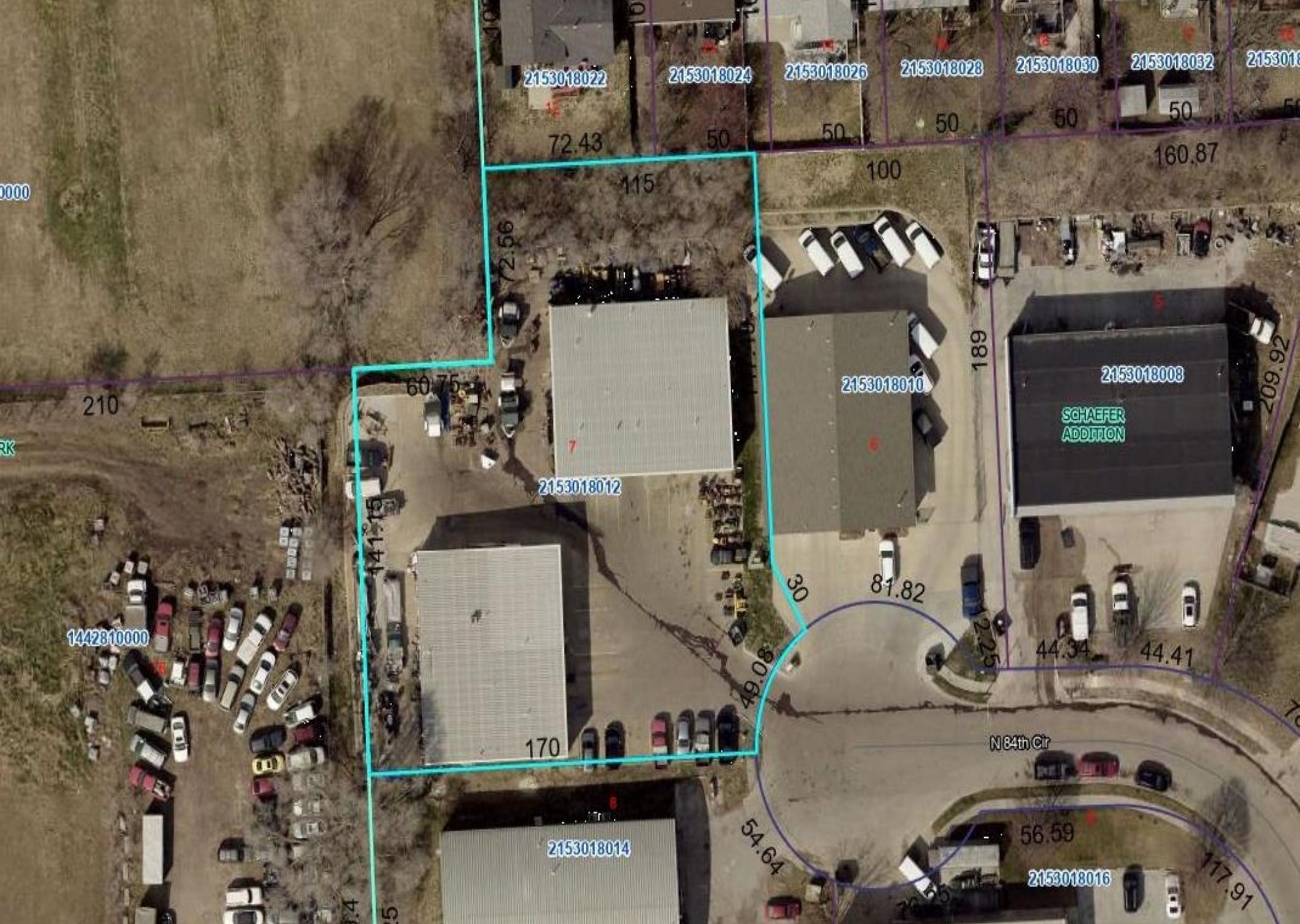
MECHANICAL

HVAC	Radiant heat gas
ELECTRICAL / POWER	3 phase

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Concrete
ROOF	Flat







2 of 6 bays offer dual overhead doors





Two Buildings- 6 Total Units



1.5 miles to I-680 Access



| Rent Roll



04 Rent Roll

Rent Roll

Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF CAM Revenue (Annual)	Lease Type	Options/Notes
3145	NDA	1,500	16.67%	12/01/25	12/31/25	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00	Mod Gross	Month to month
3147	NDA	1,500	16.67%	10/01/25	09/30/28	CURRENT	\$1,300	\$0.87	\$15,600	\$10.40	Mod Gross	
3149	NDA	1,500	16.67%	02/01/25	01/31/27	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00	Mod Gross	Breaking lease end of December.
3151	NDA	1,500	16.67%	12/01/25	12/31/25	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00	Mod Gross	Month to month lease
3153	NDA	1,500	16.67%	02/01/25	01/31/27	CURRENT	\$1,200	\$0.80	\$14,400	\$9.60	Mod Gross	
3155	NDA	1,500	16.67%	05/01/25	04/30/26	CURRENT	\$1,250	\$0.83	\$15,000	\$10.00	Mod Gross	
Totals:		9,000					\$7,500		\$90,000			

