

FOR LEASE

8877 SOUTH 137TH CIRCLE, OMAHA, NE 68138

INDUSTRIAL | 22,500 SF | \$9.00 SF/YR (NNN)



PRESENTED BY:

Benjamin Pearson

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

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PROPERTY DESCRIPTION

Mix of private office space and large open workspace allow for creative use of the office space. Warehouse is "food grade clean" with a wet sprinkler system, back-up generator, thermo cyclers for temperature-controlled warehouse and 2 dock doors. Abundant power allows for manufacturing users with heavy power requirements.

LOCATION DESCRIPTION

Conveniently located near the I-80/highway 50 interchange, this industrial property offers a great location with easy access to the interstate.

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
NNN:	\$1.75 PSF
Available SF:	22,500 SF
Lot Size:	2.25 Acres
Building Size:	37,500 SF

CONTACT

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PROPERTY HIGHLIGHTS

- 22,500 sf
- Climate controlled warehouse
- 23' clear height
- 2 dock-high doors
- ESFR sprinkler
- 660 amp, 220v , 3 phase power
- Back-up generator

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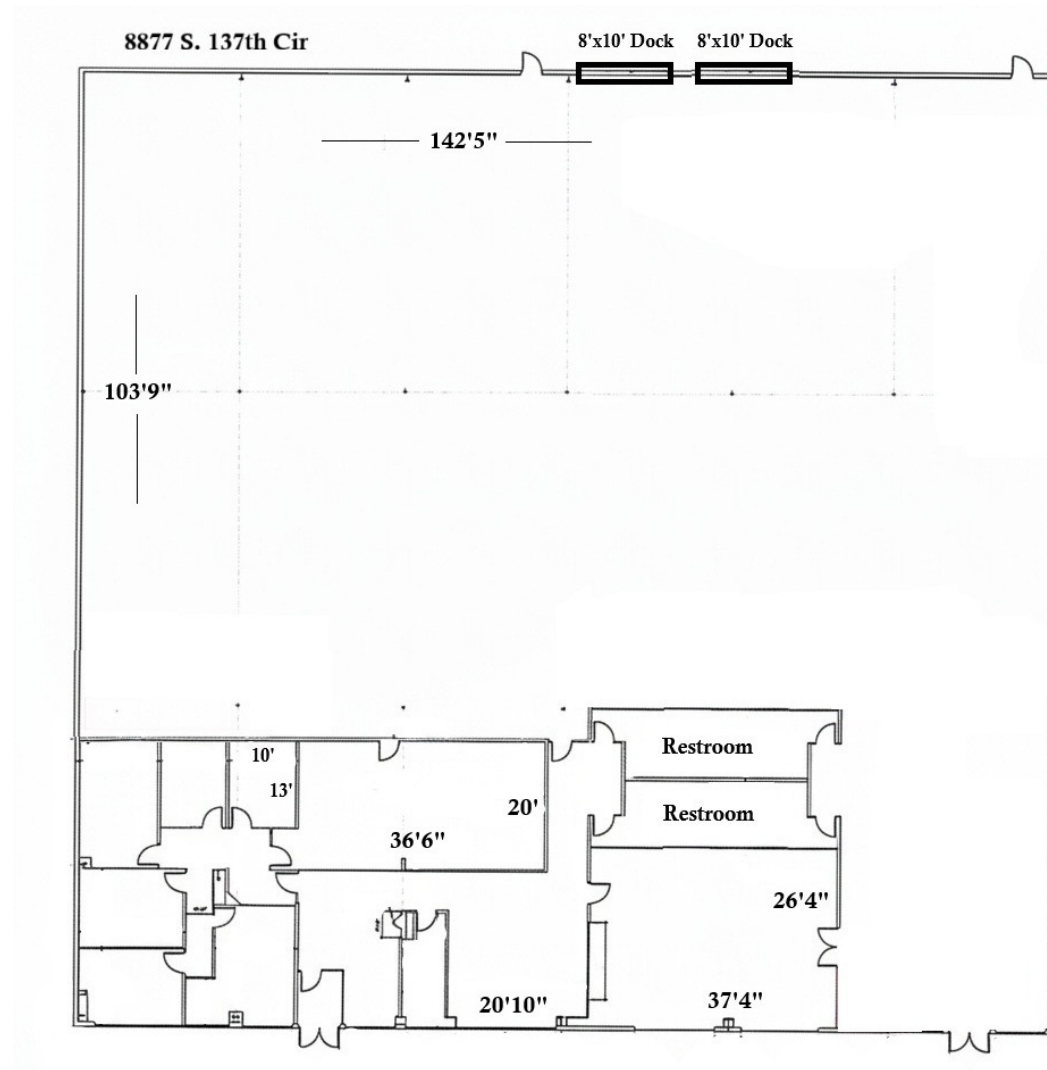
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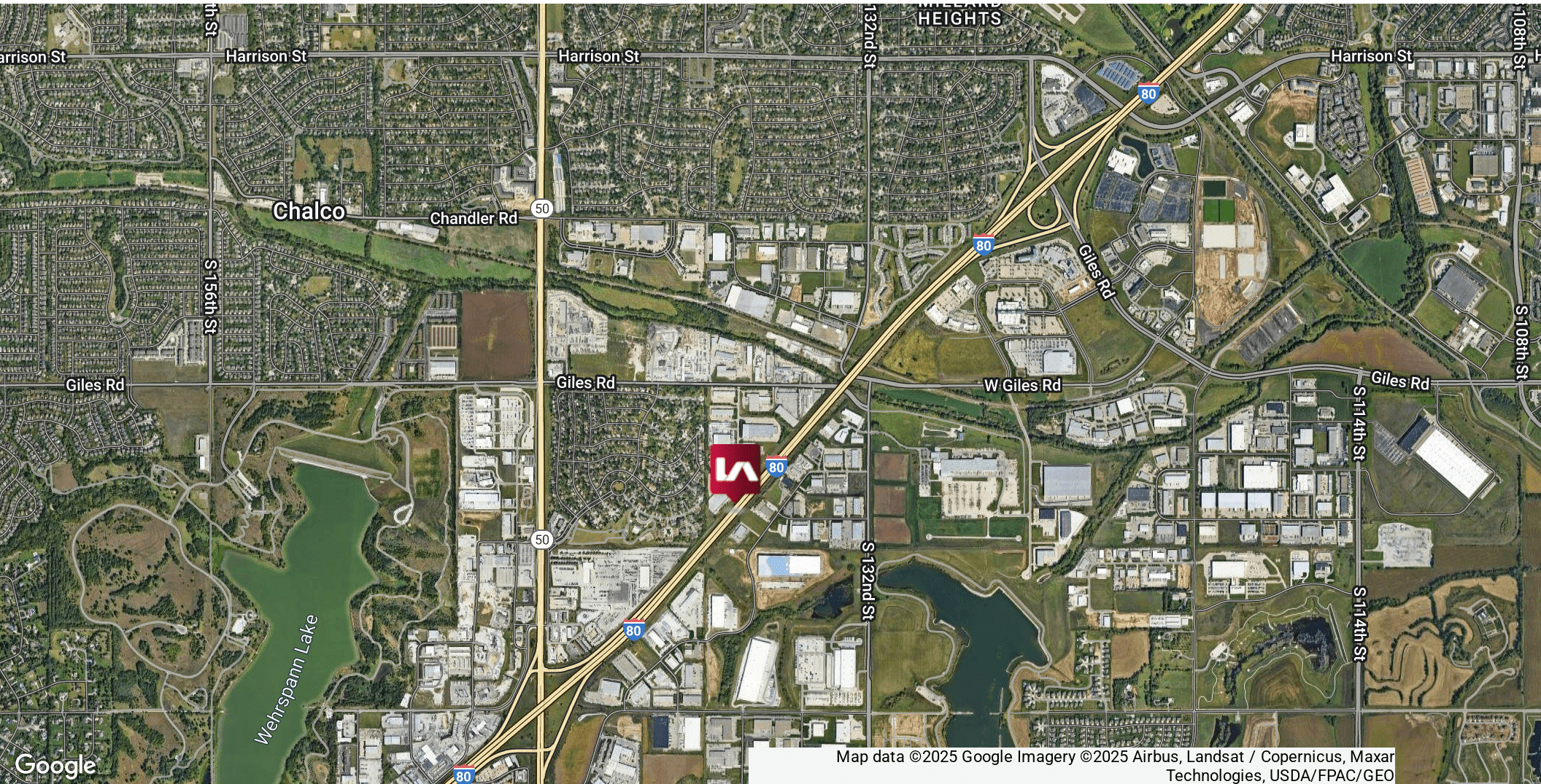
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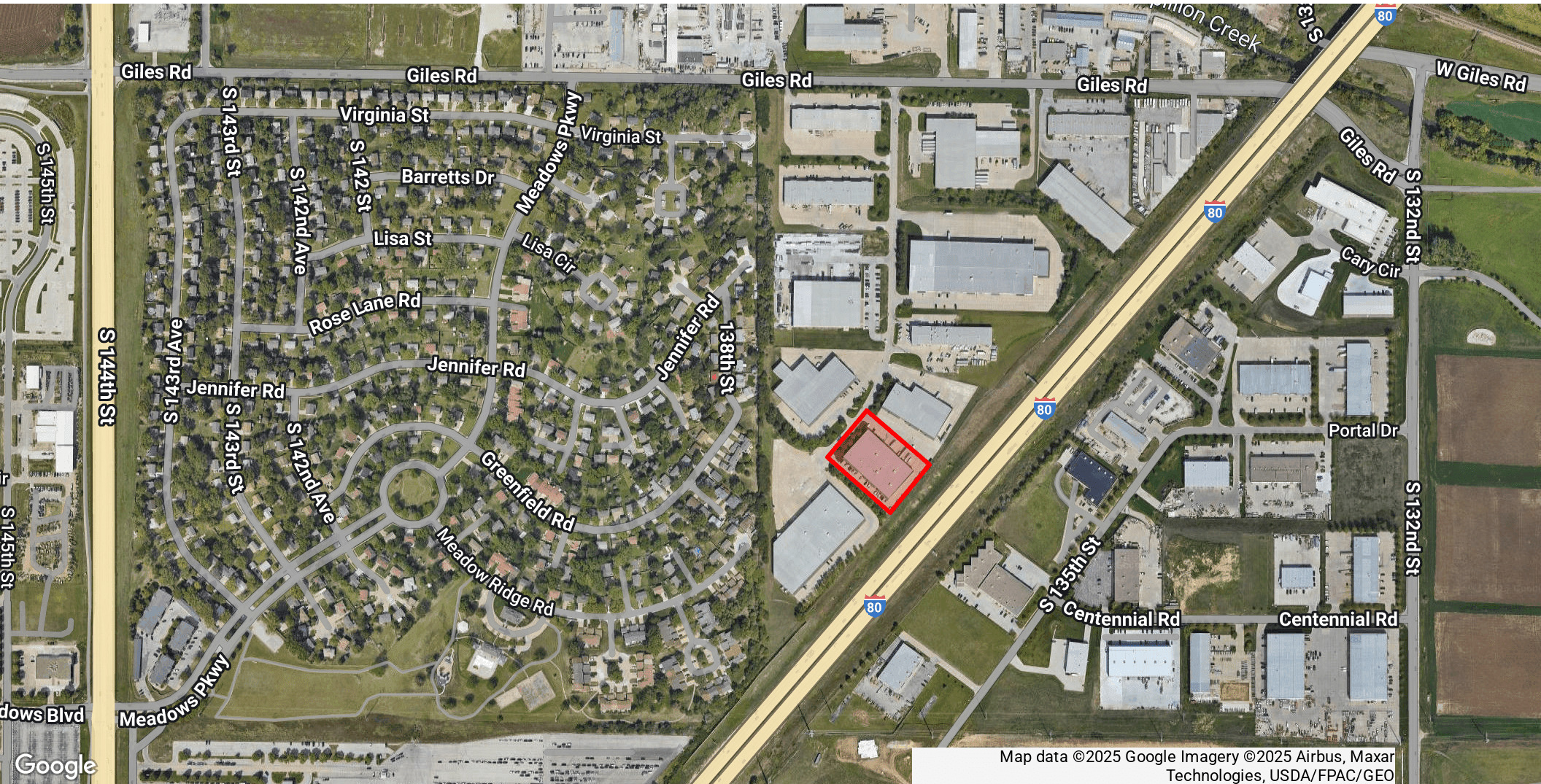
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