

Warehouse Building

Abbott Drive & Avenue H

2675 North 9th Street
Carter Lake, Iowa 51510
www.cbre.com/nebraska



Warehouse Building

2675 North 9th Street | Carter Lake, Iowa 51510

For Sublease



Property Information

Sublease through 1/31/2027

Available Space	20,000 SF
Land Size	1.89 AC / 82,328 SF
Lease Rate	\$5.95 PSF, NNN
Estimated NNNs	\$2.80 PSF

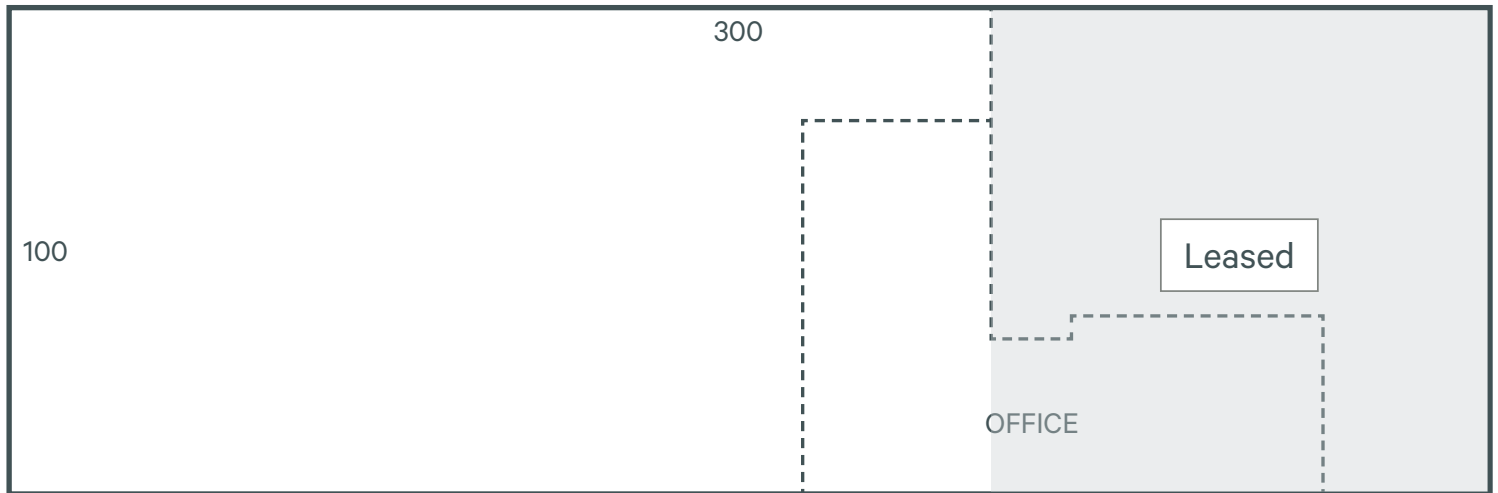
Features

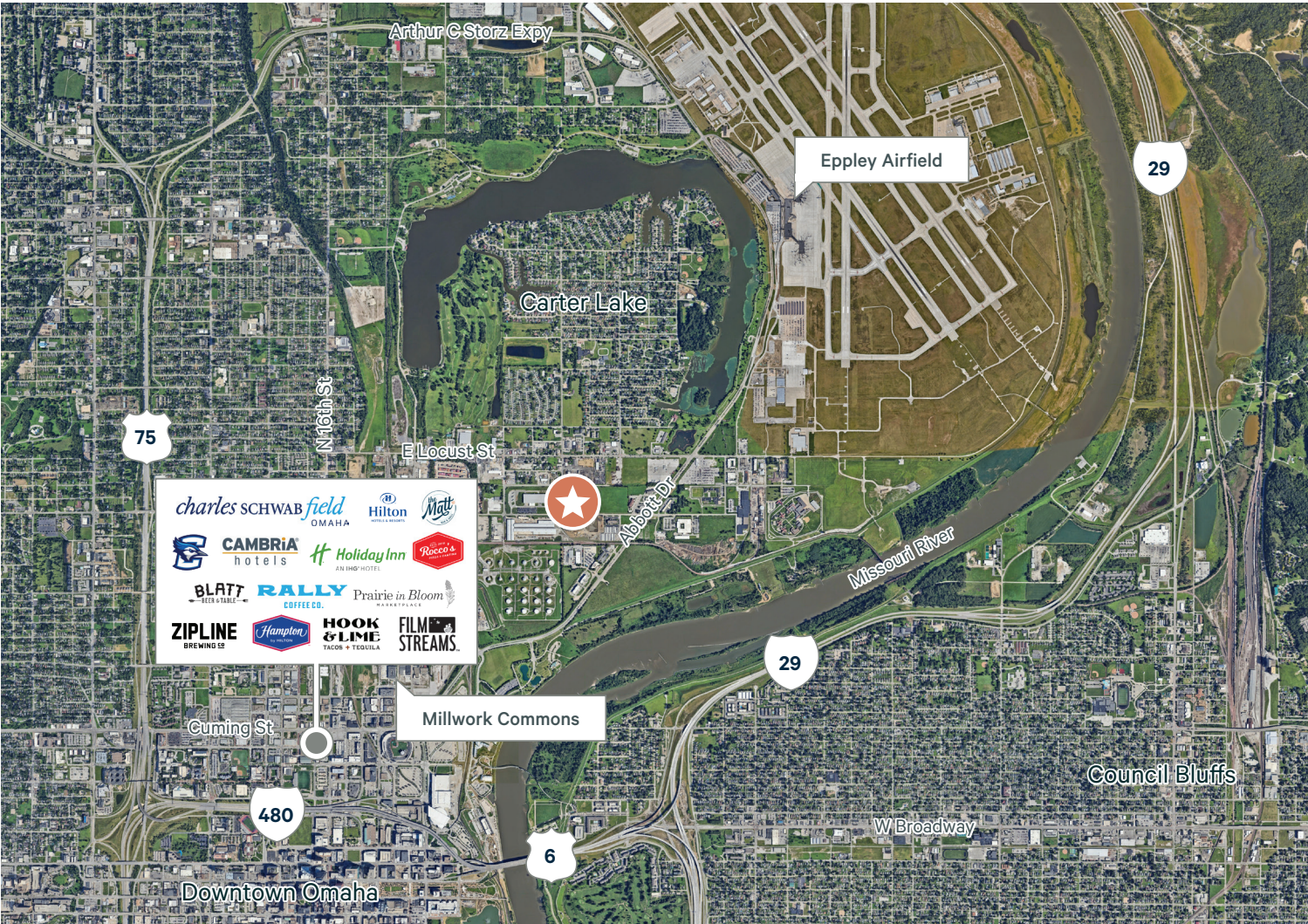
- + Easy access to I-480 via Abbott Drive and N 13th Street
- + 30,000 SF single-story industrial building built in 2001
- + Six 8'x10' dock-high doors
- + Three 12'x14' drive-in doors
- + Close proximity to Downtown Omaha and Eppley Airfield

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Contact Us

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Land Size	1.89 AC / 82,328 SF
Construction	8" reinforced concrete and metal
HVAC	HVAC in the office area, suspended gas heater in warehouse
Sprinklered	Yes; exposed wet
Ceiling Height	18'
Parking	3:1,000 SF asphalt paving

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