

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

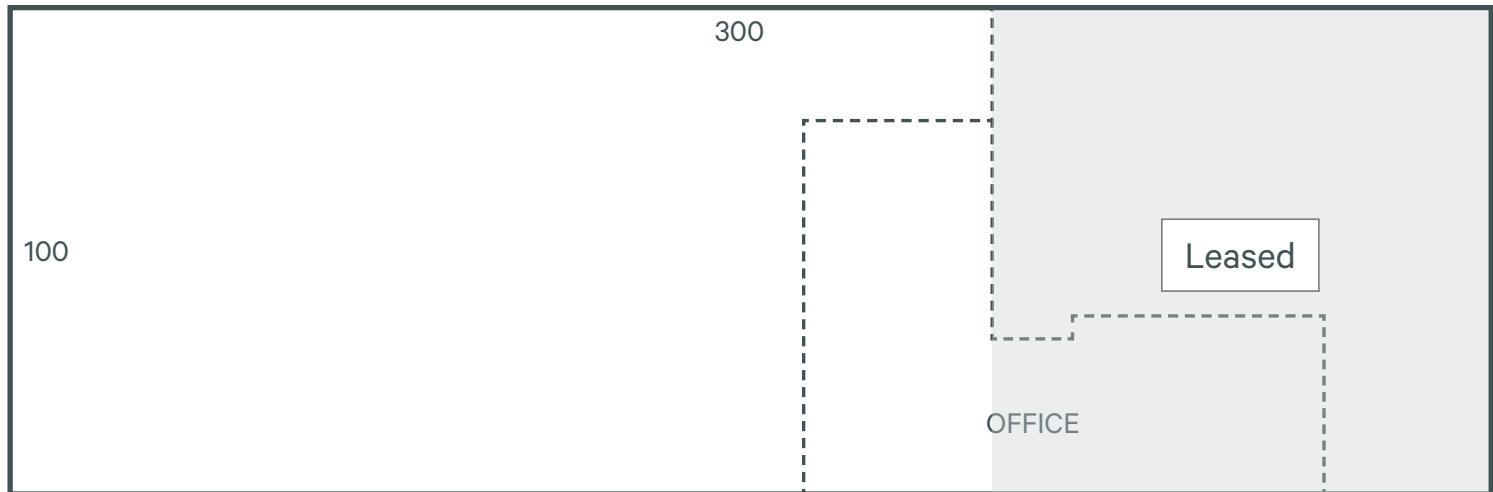
Features

- + 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

Warehouse Building

2675 North 9th Street | Carter Lake, Iowa 51510

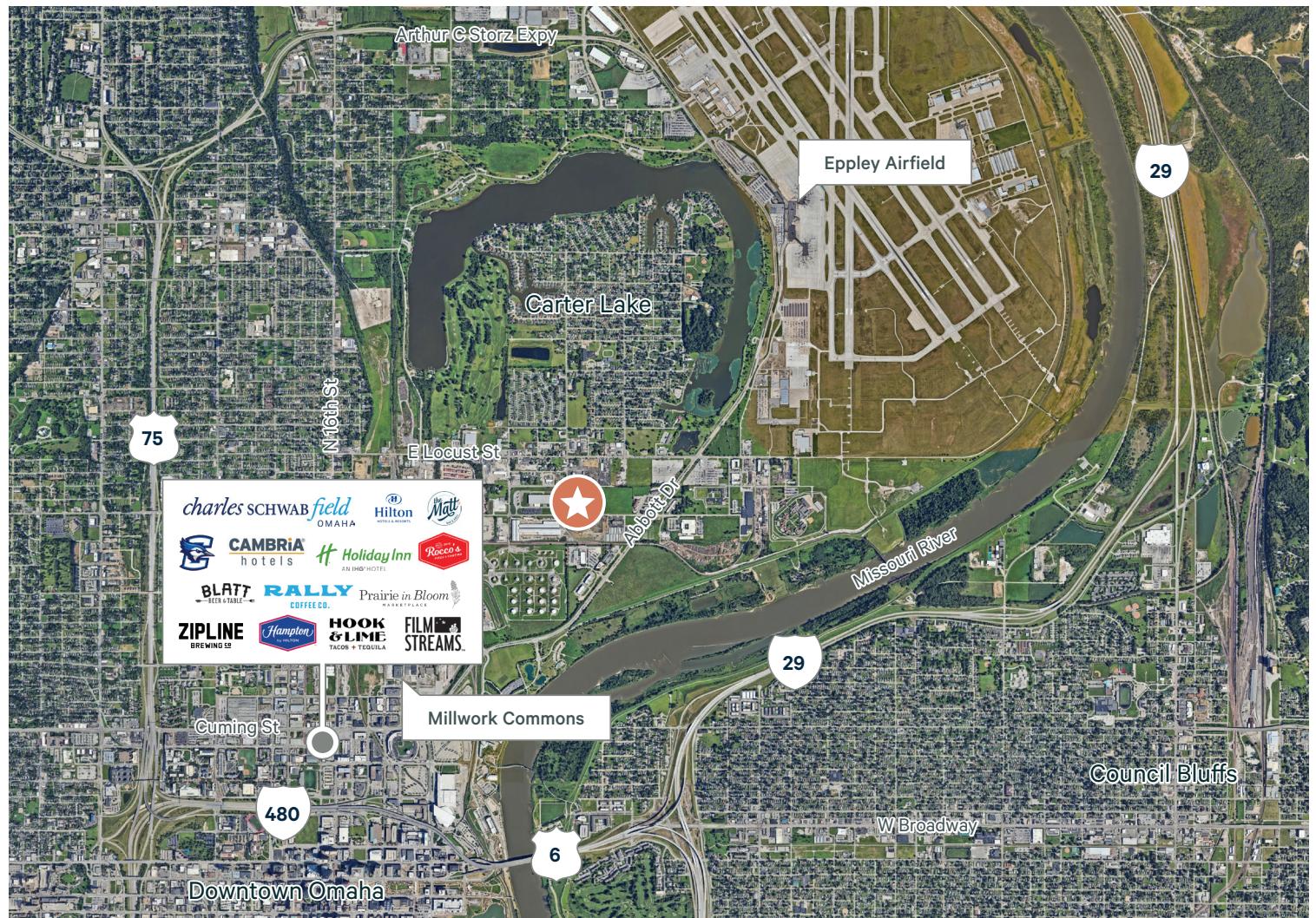
For Sublease



Warehouse Building

2675 North 9th Street | Carter Lake, Iowa 51510

For Sublease



Contact Us

Michael R. Johnson, SIOR

Vice President

+1 402 557 6004

mike.johnson4@cbre.com

Scott Johnson, CCIM

Senior Associate

+1 402 697 5849

scott.johnson5@cbre.com

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

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. rev100924aw