



**Price Reduced!**

## Flex Space For Lease

6365 South 118th Street, Omaha, NE 68137

AVAILABLE SF: **17,320 SF**

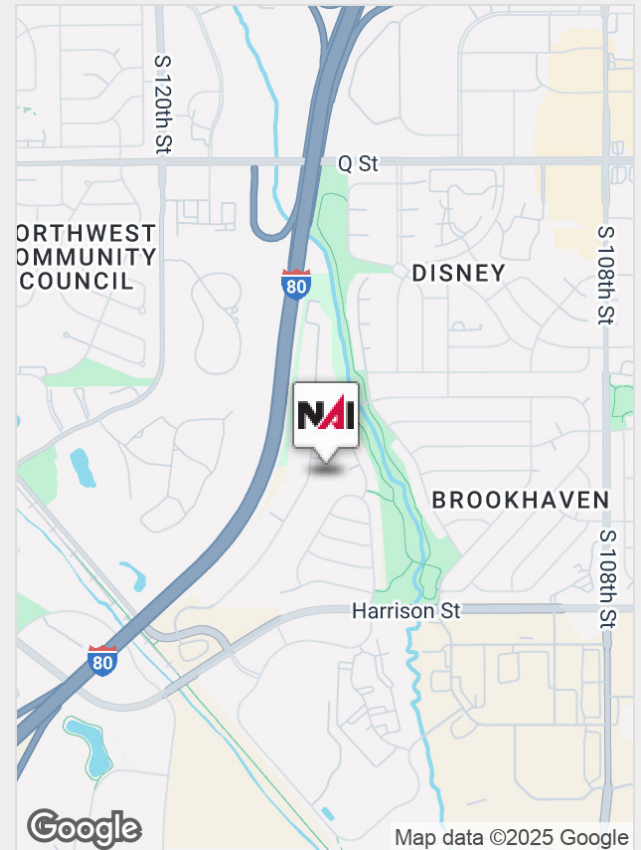
LEASE RATE: **\$9.80 SF/yr (NNN)**

BUILDING SIZE: **20,000 SF**

LOT SIZE: **1.91 Acres**

### Property Features

- 1st generation space
- Immediate access to Interstate 80 at Exit 442
- 4 - 14' x 14' Drive-in doors
- 1 - 9' x 9' Dock door
- Floor drains
- Drive-thru bay
- Estimated NNN: \$3.50 PSF
- T.I. Allowance: \$9.00 PSF
- 25' x 70' column spacing
- Property owner occupies 2,680 SF



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