

CENTRAL INDUSTRIAL PARK

WAREHOUSE SPACE

CBRE

36TH-38TH D STREET
OMAHA, NEBRASKA 68107
WWW.CBRE.COM/NEBRASKA



**24,000 SF
FOR LEASE**

PROPERTY OVERVIEW

Central Industrial Park is composed of four industrial buildings totalling approximately 132,000 SF on a 8.16 AC lot. It sits on the southwest corner of South 36th Street and Interstate 80 in Omaha, Nebraska. It's convenient location offers direct access to Interstate 80 at 42nd Street with only two minutes of travel time.

Features

- Clean, functional warehouse space
- Sprinklered
- 3-phase power in some bays
- 16'-18' ceiling height
- Zoning - HI



**12-24K
SF**

Space Available

**\$5.95 PSF
NNN**

Lease Rate

**\$2.52
PSF**

Estimated NNNs

Suite No.	Suite Size	Lease Rate	Estimated NNN	Doors	Available
3624-18	24,000 SF*	\$5.95 PSF, NNN	\$2.52 PSF	6 Dock Doors	Immediately

*Can be demised to 12,000 SF

BUILDING SPECIFICATIONS

Spec Type

Spec Details

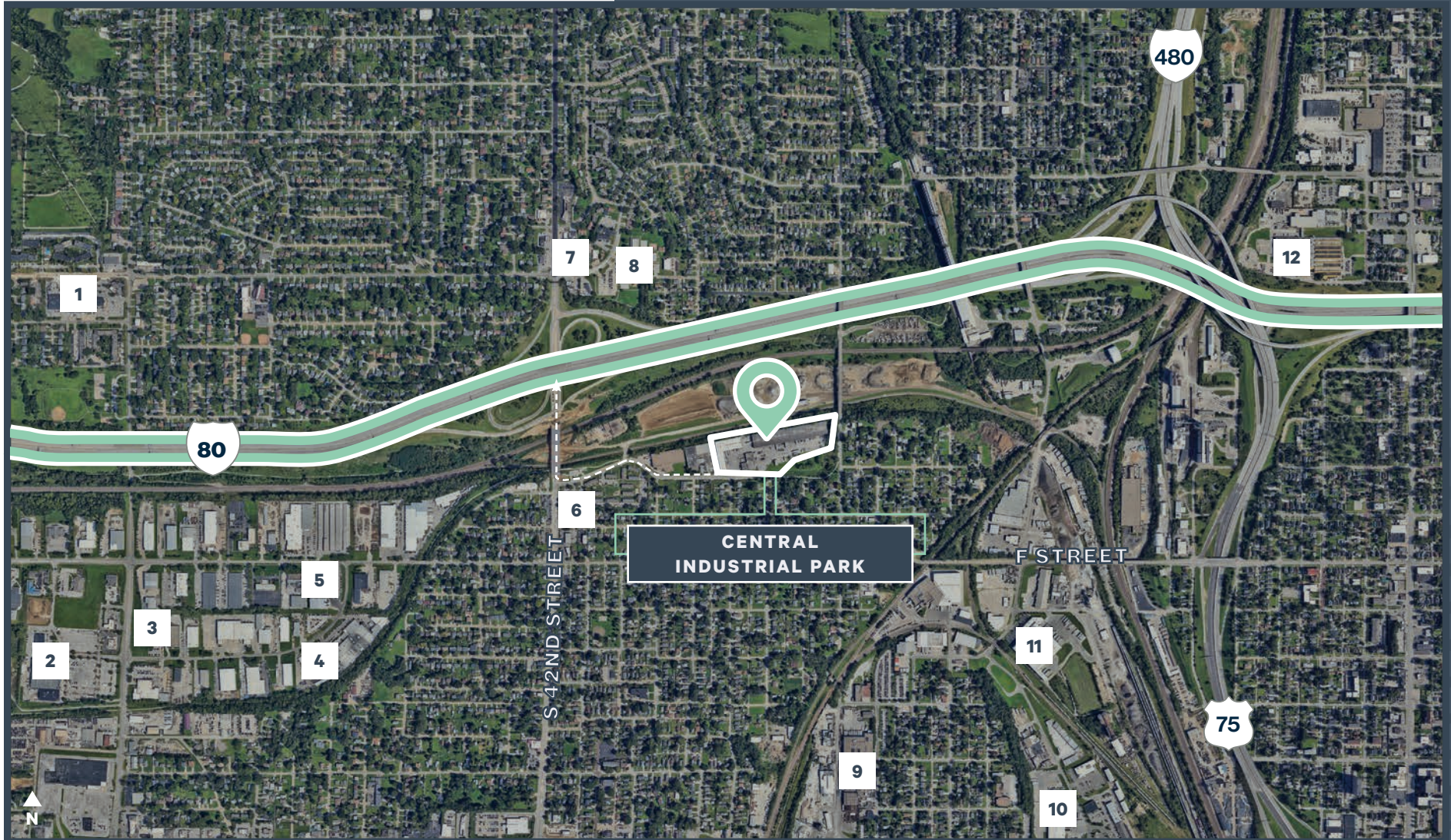
Address	3602-3732 D Street Omaha, Nebraska 68107
County	Douglas
No. of Buildings	4
Total Building Size	132,000 SF
Years Built	1966 & 1967
Lot Size	8.16 AC
Construction	Masonry
Dock Doors	1
Lighting	LED
Ceiling Height	16' - 18'
Sprinklered	Yes
Power	3-phase in several bays; inquire as to which one
Zoning	Heavy Industrial



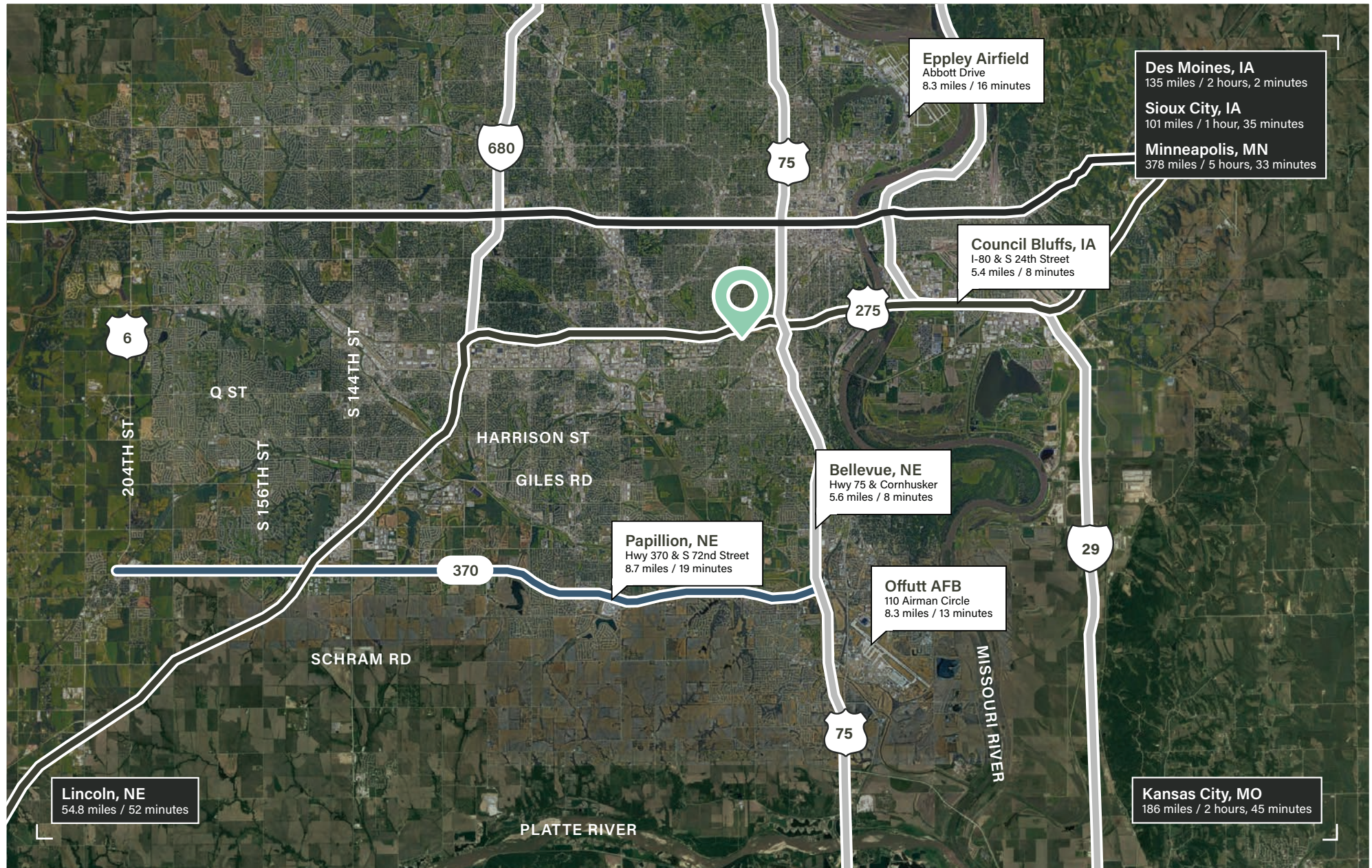
AERIAL

Two Minutes to I-80 Access

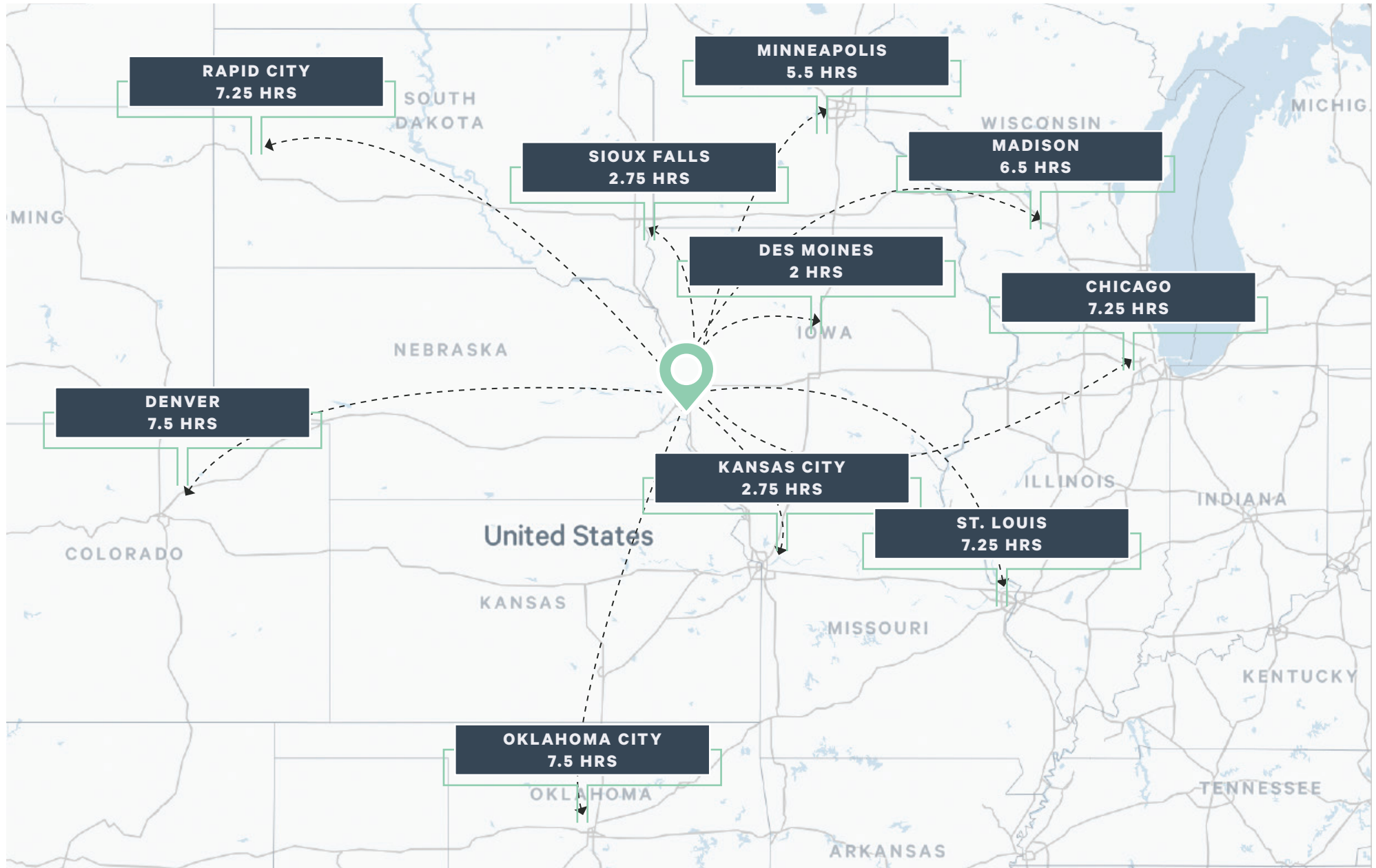
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|---|-------------------------|---|----------------------|----|----------------------------|
| 1 | Family Fare Supermarket | 5 | J. Skinner Baking | 9 | Nebraska Beef |
| 2 | Corner Kitchen | 6 | McDonald's | 10 | Greater Omaha Express |
| 3 | United Rent-All | 7 | Casey's | 11 | United States Cold Storage |
| 4 | Omaha Door & Window | 8 | Jefferson Elementary | 12 | Elliott Equipment Company |



OMAHA/COUNCIL BLUFFS MSA



STRATEGIC LOCATION





CENTRAL INDUSTRIAL PARK

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