

FOR LEASE



CAMPBELL SHOPS

6455 S 86th Cir, Omaha, NE 68127

SETH V. CAMPBELL

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DANA** | COMMERCIAL
REAL ESTATE

CAMPBELL SHOPS | INDUSTRIAL PROPERTY FOR LEASE

6455 S 86TH CIR, OMAHA, NE 68127



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OFFERING SUMMARY

Lease Type:	NNN
Lease Rate:	\$7.50 SF/YR
Available SF:	2,400 SF
Lease Term:	Negotiable

BUILDING HIGHLIGHTS

- Outside storage available
- Taxes (2022) - \$11,189.52
- 16'-18' clear height
- 14' drive-in doors
- Agent has equity

PROPERTY DESCRIPTION

This property is nestled in a serene location just on the outskirts of Ralston. It features nine shop bays, each spanning 2,400 sq ft, making it an ideal choice for businesses that require drive-in doors. Additionally, it offers limited outdoor storage, catering to various small-scale storage requirements.

BUILDING DETAILS

Property Type	Industrial
Subtype	Flex, Warehouse, Manufacturing
Tenancy	Multiple
Zoning	General Industrial (GI)
Lot Size	1.37 Acres
Building Size	21,600 SF
Year Built	1976

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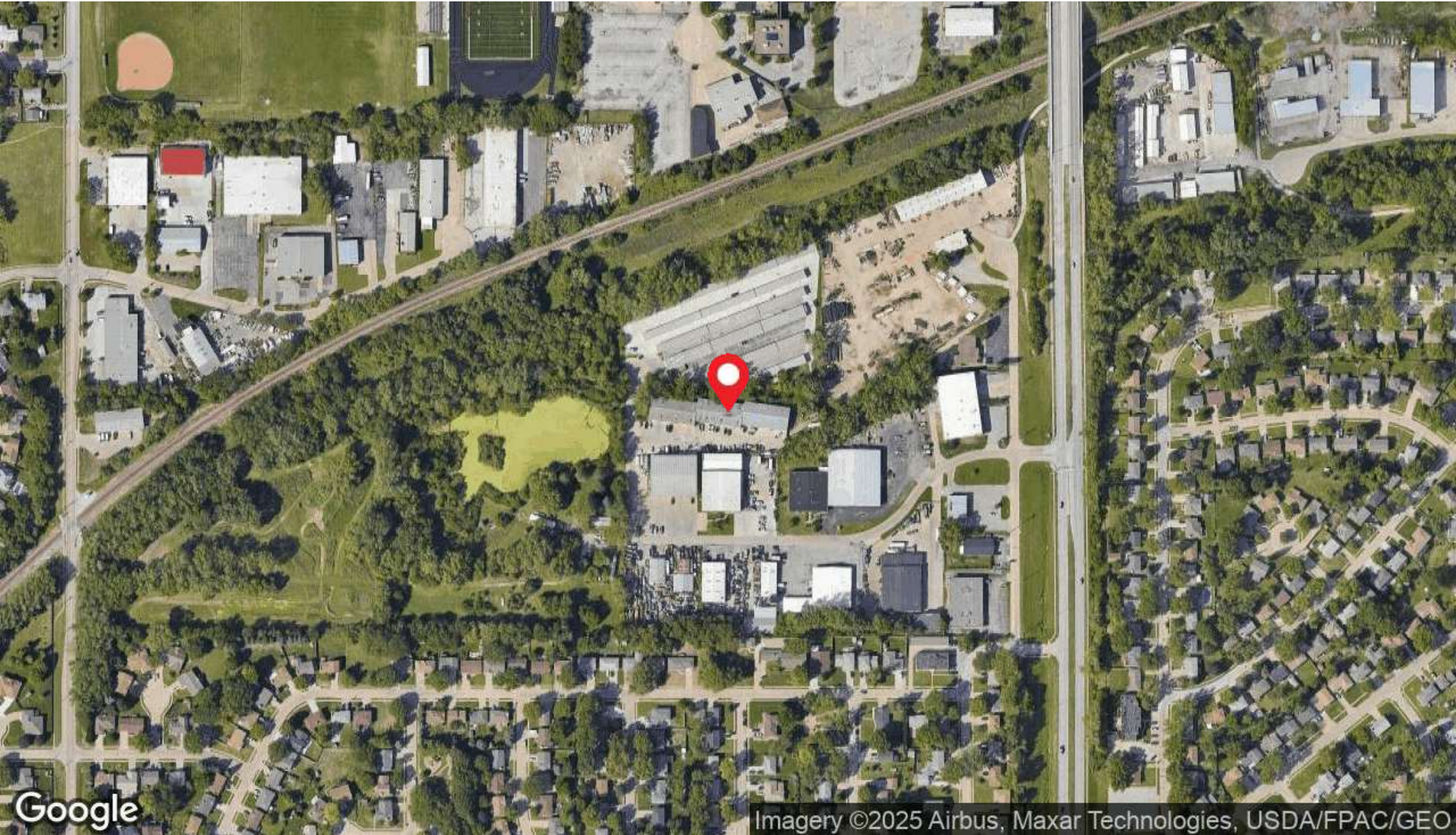
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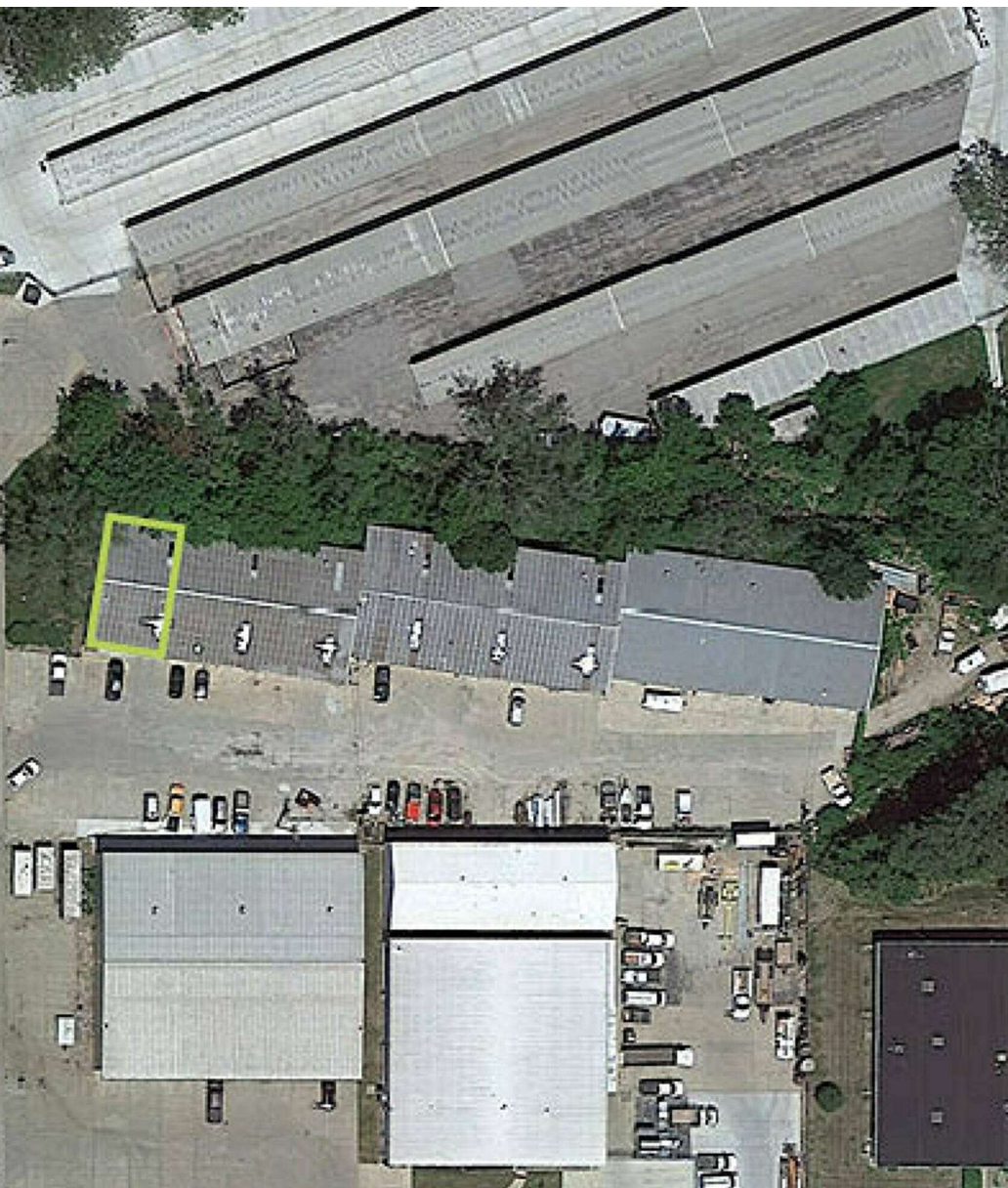
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