



**Price Reduced!**

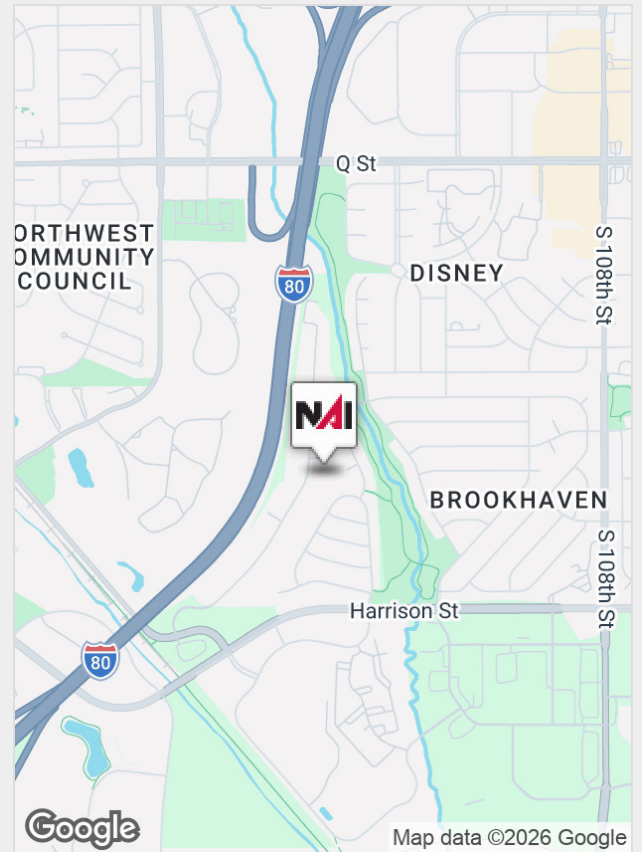
## Flex Space For Lease

6365 South 118th Street, Omaha, NE 68137

AVAILABLE SF:	<b>12,445 SF</b>
LEASE RATE:	<b>\$9.80 SF/yr (NNN)</b>
BUILDING SIZE:	<b>20,000 SF</b>
LOT SIZE:	<b>1.91 Acres</b>

### Property Features

- 1st generation space
- Immediate access to Interstate 80 at Exit 442
- 3 - 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
- Ready for T.I.



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 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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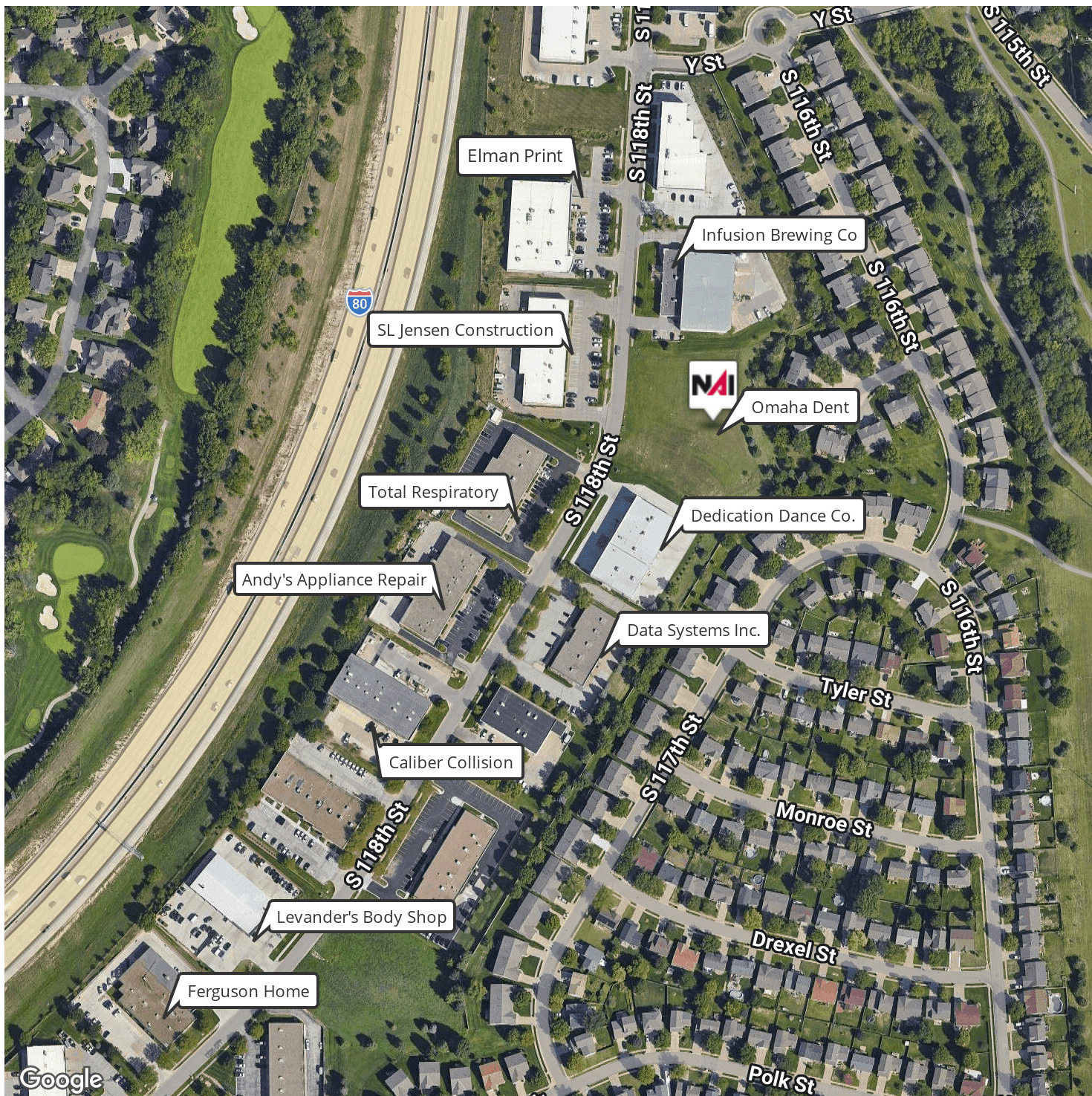
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