

Industrial / Flex Space

NW Omaha Industrial Warehouse

9570 Ida Street
Omaha, Nebraska 68122
www.cbre.com/nebraska

Fenced-in Outdoor Storage





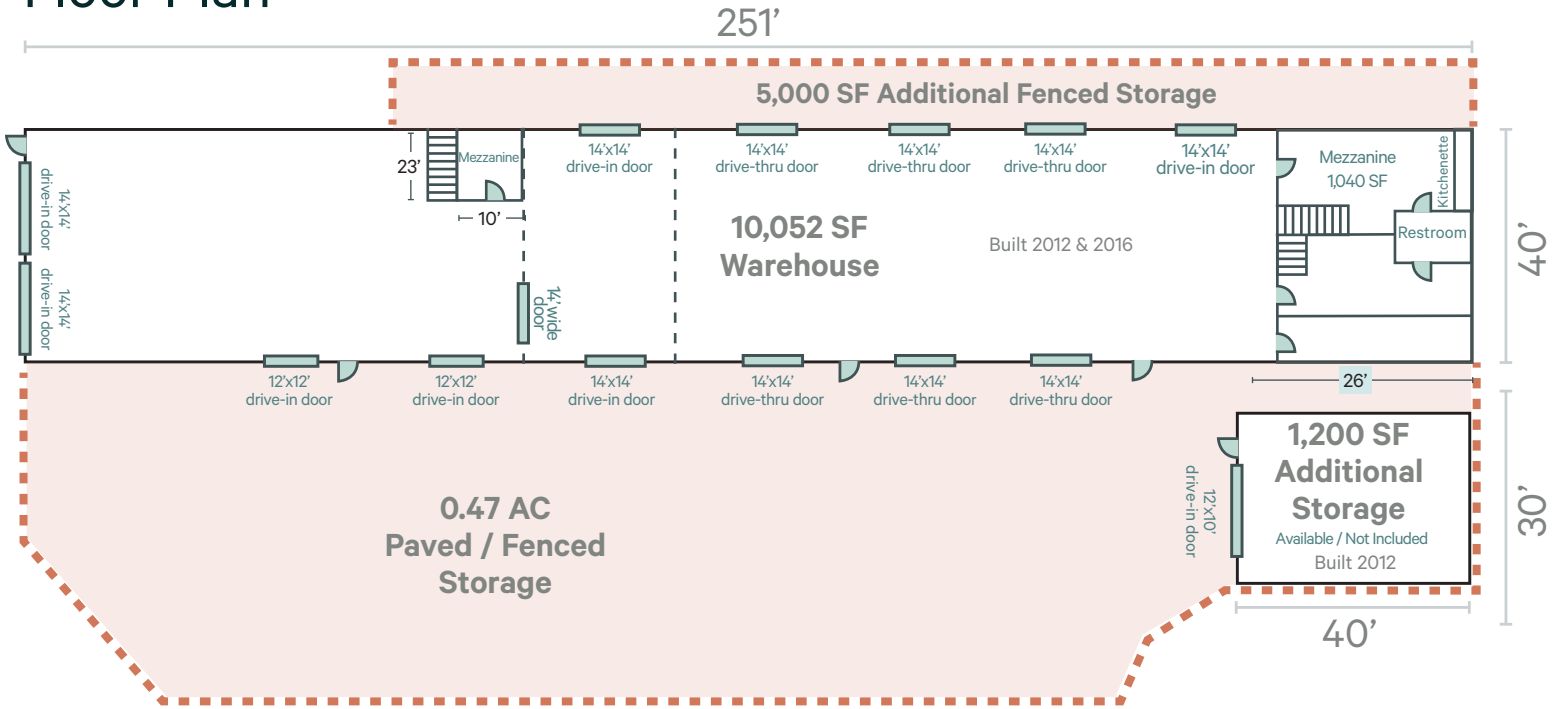
Property Information

Space Available	10,052 SF
Lease Rate	\$10.00 PSF, NNN
Estimated NNNs	\$3.00 PSF (2026)
Year Built	2004 + 2016 Addition

Features

- + Move-in ready August 1, 2026
- + Fully-fenced site in NW Omaha with easy interstate access
- + 16' ceiling height
- + Large outdoor storage area; fenced & paved
- + 13 drive-in doors total; five with drive-thru loading capacity and rear outdoor storage
- + Additional lean-tos and 1,200 SF storage warehouse not included in the rentable square feet

Floor Plan



Building Information

Building Size	10,052 SF
Lot Size	36,329 SF / 0.83 AC
Year Built	2004
Stories	1
Drive-In Doors	13
Dock Doors	0
HVAC	Office – forced-heat units and radiant heat
Construction	Metal on steel frame
Outside Storage	Yes; fenced - 0.47 AC in front - 5,000 SF in building rear
Fence	Yes, fully - 8' chain-link
Power	2 - 400 amp panels; 3 phase
Restrooms	2
Additional Storage Building Available	- Built in 2012 - Metal on wood frame - 1 drive-in door





Location	Drive Times	Distance from Site
I-680	3 minutes	0.5 miles
W Dodge Road	8 minutes	5.3 miles
I-80	12 minutes	7.5 miles
Council Bluffs, Iowa	20 minutes	17.6 miles
Lincoln, Nebraska	52 minutes	56 miles

Contact Us

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