



6330-6332 S 118th Street | Omaha, NE 68137

Introductory Rate for first 2 Years

\$7.50 PSF

Property Features

- Lots of private offices
- Storage/warehouse with two overhead doors (12'x12')
- NNN's: \$2.92 PSF (2019)
- 63 parking spaces
- Room for outdoor storage in the back

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6330-6332 S 118th Street

Building Details

Building Size	17,700 SF
Tenancy	Multiple
No. Grade Level Doors	2
No. Drive-in Bays	7
Ceiling Height	16'
Number of Floors	One
Year Built	2012
Restrooms	Yes
Construction	Masonry

Property Details

Lot Size	1.63 Acres
Zoning	GI
Parking Ratio	63 Spaces
Parking Spaces	1.36/1,000 SF

Location Details

Market	Omaha/Council Bluffs
Submarket	La Vista
County	Douglas
Nearest Interstate	I-80

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,862	29,037	75,111
Total Population	9,054	68,908	185,467
Average HH Income	\$72,339	\$72,514	\$79,900

Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)
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