



11344 S 146th Street | Omaha, NE 68138

\$7.45 PSF (NNN)

Property Features

- New construction clear span flex building with glass storefronts
- Prime location at Highway 50 and Highway 370
- Just minutes from Interstate 80
- Five drive-in bays with one floor drain in each bay
- 14 foot tall overhead doors

13321 California Street, Suite 105
Omaha, NE 68154
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nainpdodge.com

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11344 S 146th Street

Building Details

Building Size	11,480 SF
Tenancy	Single/Multiple
Drive-In Doors	(1) 10'x14' (4) 12'x14'
Ceiling Height	21 ft
Year Built	2019
Sprinkler	No
Heat	Hanging Forced Air-Heat
Power Description	3 Phase 120/208 V, 200 Amps
Floor Drains	Yes

Property Details

Lot Size	1.125 Acres
Zoning	LI- Limited Industrial
Parking Spaces	26
Parking Ratio	2.78/1,000

Location Details

Market	Omaha/Council Bluffs
Submarket	Southwest
Cross Streets	HWY 50 & HWY 370
County	Sarpy
Nearest Interstate	I-80

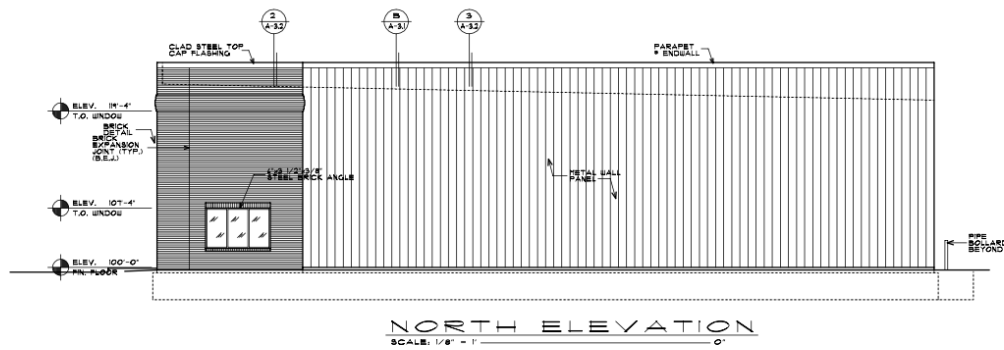
Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	246	29,490	133,589
Total Population	557	80,369	347,012
Average HH Income	\$76,200	\$87,034	\$89,944

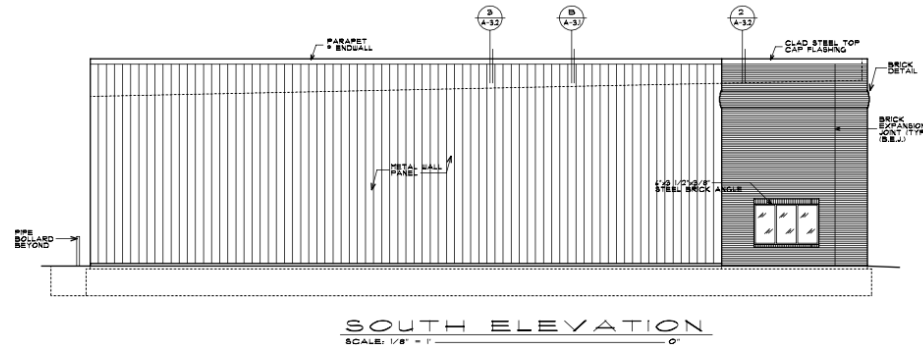
Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
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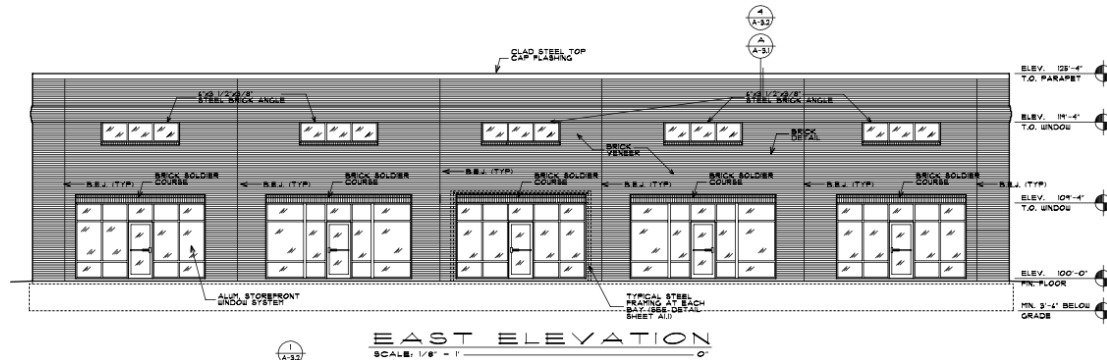
Heat	Hanging Forced Air-Heat
Power Description	3 Phase 120/208 V, 200 Amps
Floor Drains	Yes



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

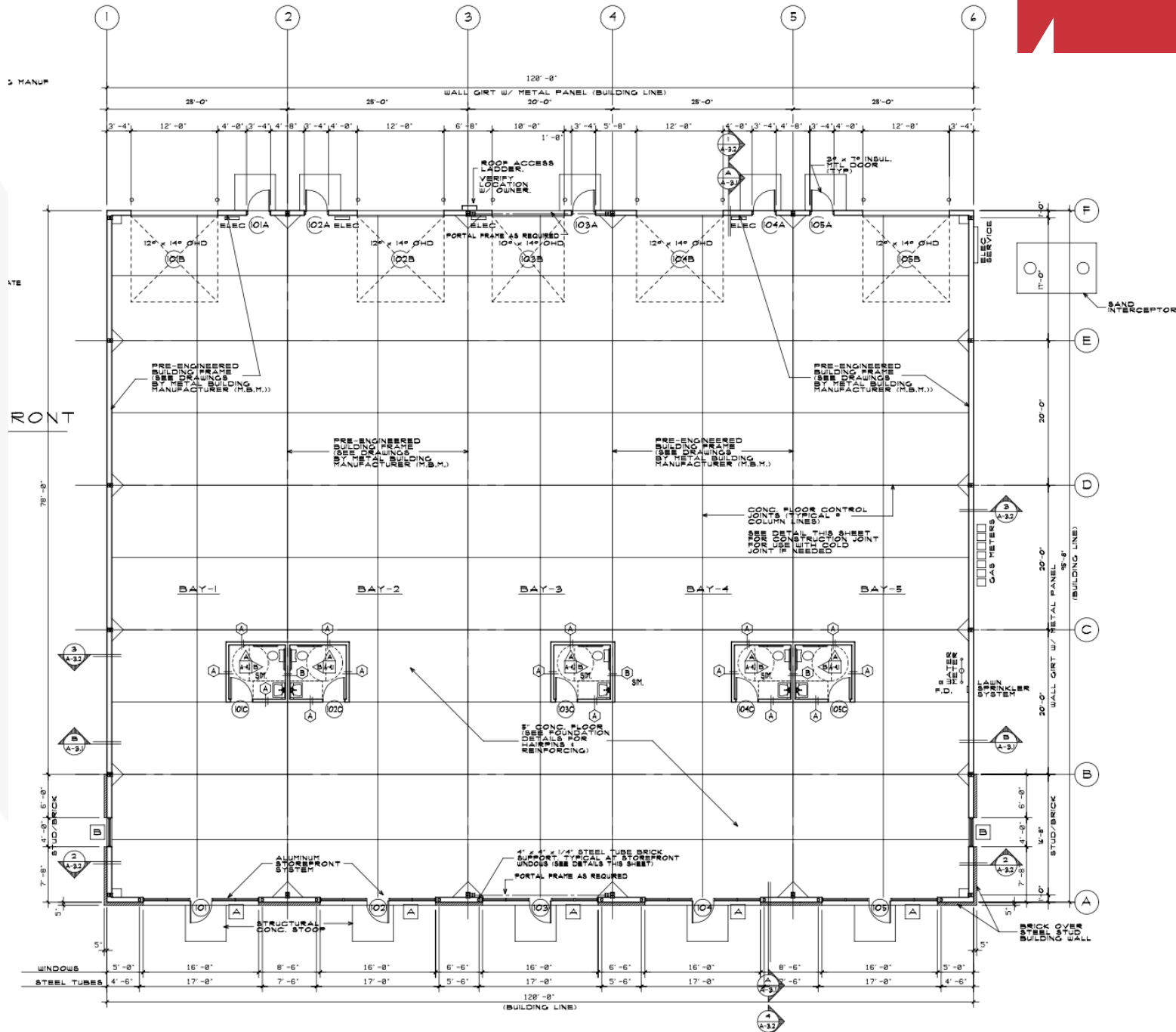


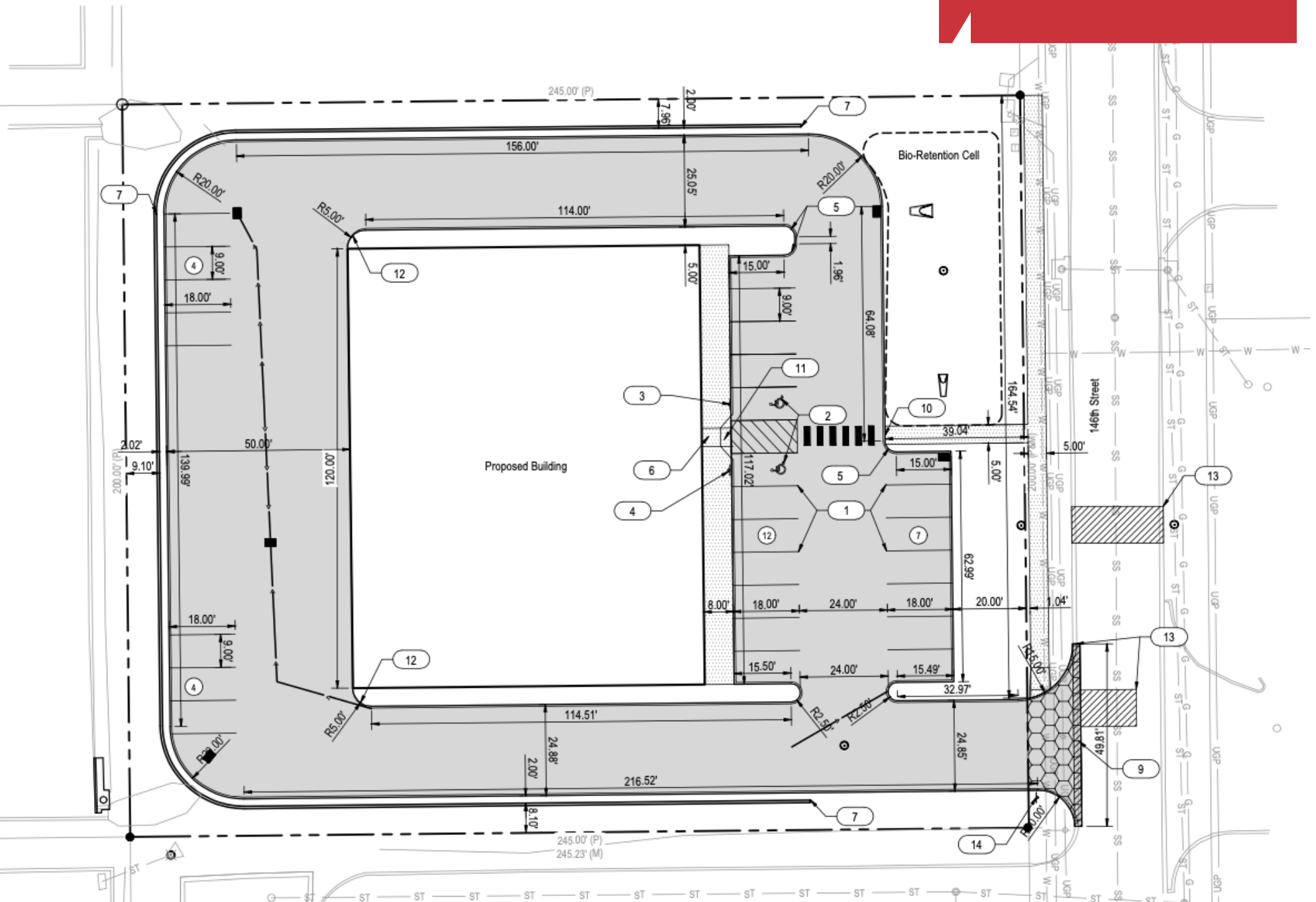
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEME A





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