



4421 S 76th Circle | Omaha, NE 68127

Sale: \$2,170,000 | Lease: \$4.95 PSF (NNN)

Property Features

- Centrally located industrial concentrated area with easy truck access to I-80
- Ample outside storage with functional truck court
- Nine (9) grade level and four (4) dock high doors
- Leasing options available

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Todd Schneidewind	Bryan Hartmann
Senior Vice President	Senior Vice President, CCIM
402 255 6088	402 679 0159
tschneidewind@npdodge.com	bryan@bryanhartmann.com

Building Details

Building Size	37,728 SF
No. Grade Level Doors	9
No. Dock High Doors	4
Dock Description	(4) Interior Dock Doors
Crane Description	Interior Bridge Cranes (negotiable)
Ceiling Height	13 - 20 ft
Minimum Ceiling Height	13.0
Office Space	4400
Number of Floors	1
Year Built	1964
Sprinkler	yes
Restrooms	Yes
HVAC	Gas Forced Air - Radiant heat

Property Details

Lot Size	1.67 Acres
Dimensions	-
Zoning	GI - General Industrial
Rail Access	N/A
Parking Spaces	20

Location Details

Market	Omaha/Council Bluffs
Submarket	South Central Omaha
Cross Streets	76th Circle and F Street
County	Douglas
Nearest Interstate	I-80 Interstate

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,038	104,573	291,490
Total Population	6,911	249,386	735,997
Average HH Income	\$53,885	\$67,325	\$65,303

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
Office Space			4400	
Number of Floors			1	
Year Built			1964	
Sprinkler			yes	
Restrooms			Yes	
HVAC			Gas Forced Air - Radiant heat	

4421 S 76th Circle

1 mile from I-80

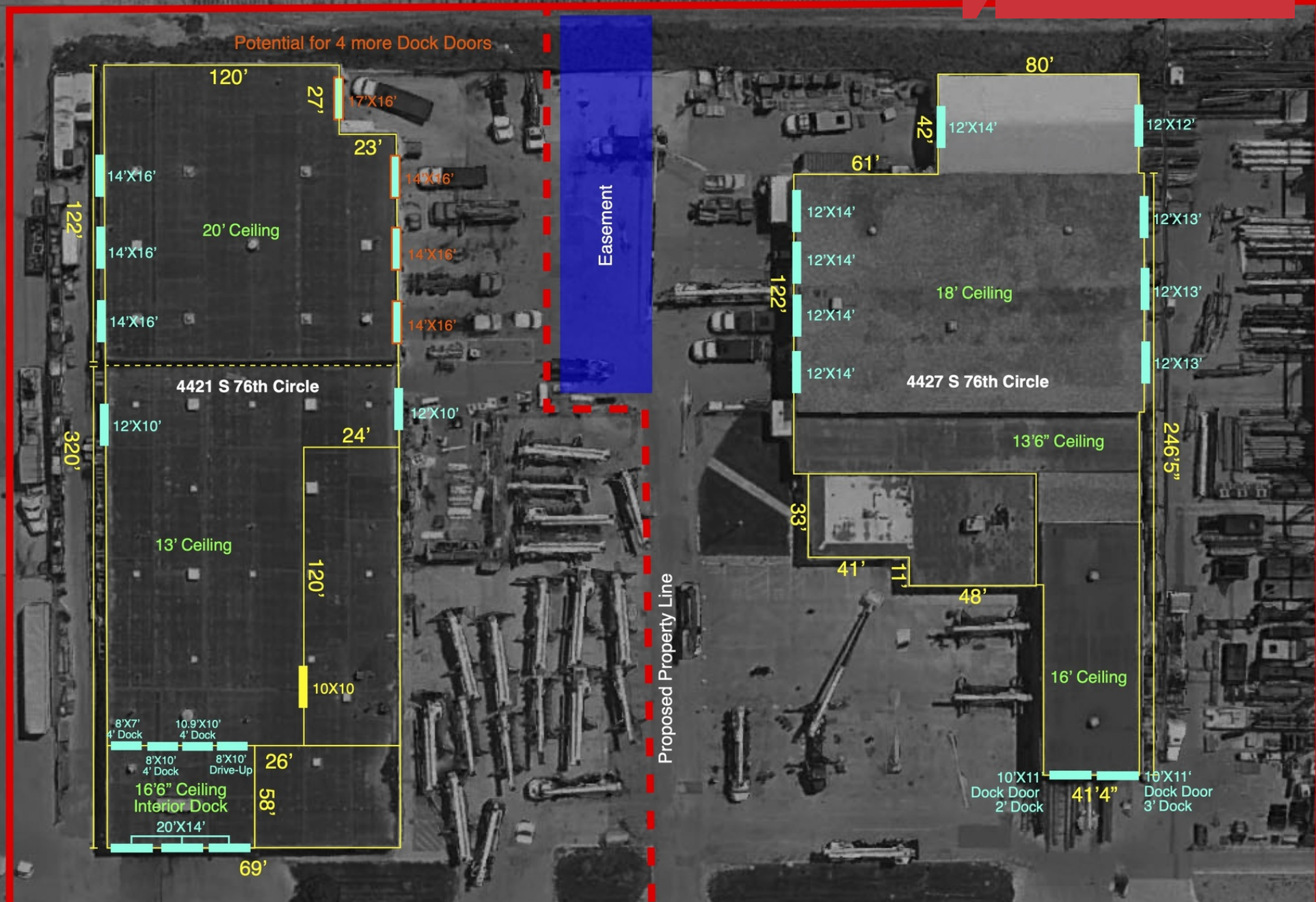
4421 S 76th Circle

Easement

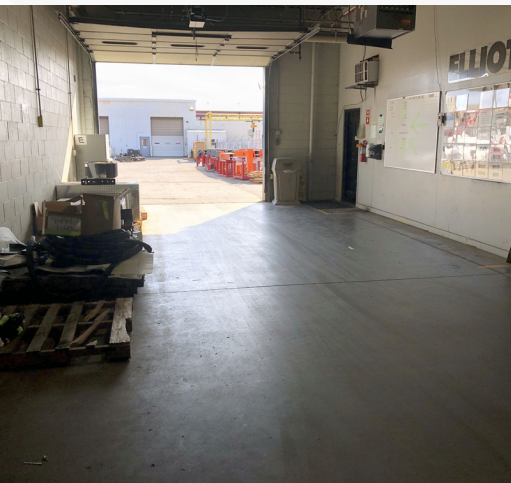
Proposed Property Line

4427 S 76th Circle

SOLD



4421 S 76th Circle



NAINP Dodge

Todd Schneidewind

Senior Vice President

+1 402 255 6088

tschneidewind@npdodge.com

Bryan Hartmann

Senior Vice President, CCIM

+1 402 679 0159

bryan@bryanhartmann.com

13321 California Street, Suite 105

Omaha, NE 68154

402 255 6060 tel

nainpdodge.com

4421 S 76th Circle

