

4500 S 76TH CIRCLE

75,490 SF | NEGOTIABLE

4500 S 76 CIRCLE, OMAHA, NE 68127



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$1.20 SF/YR
Available SF:	
Date Available:	May 1, 2020
Building Size:	75,490 SF
Property Type:	Industrial
Year Built:	1965
Zoning:	GI-FF Light Manufacturing

PROPERTY OVERVIEW

Climate-controlled centrally located storage/distribution warehouse with drive-in and dock access. Great for manufacturing. Available May 1, 2020.

PROPERTY HIGHLIGHTS

- Great manufacturing building
- 100% air-conditioned
- Sought-after central location with access to I-80 on both 72nd & 84th Streets
- Clean warehouse perfect for storage or distribution
- Multiple dock & drive-in access - 4-sided access / circulation road
- 7' - 21' ceiling heights
- 100% sprinklered
- 12,533 sq. ft. of office
- Date Available: May 1, 2020

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BUILDING INFORMATION

Building Size	75,490 SF
Min Divisible	SF
Max Contiguous	SF
Office Space	12,533 SF
Ceiling Height	21 ft
Minimum Ceiling Height	7 ft
Column Spacing	20 x 40
Number Of Floors	1
Year Built	1965-1996
Roof	Steel
Restrooms	11
HVAC	100%
Loading Description	3 (8'x12') covered docks, & 11 (18'x10') drive-in doors with floor drain, (electric door openers on some).

PARKING & TRANSPORTATION

Parking Description	Unassigned surface parking
Number Of Spaces	130

SITE INFORMATION

County	Douglas
Zoning	GI-FF Light Manufacturing
Lot Size	4.78 Acres
Location Description	Minutes to I-80 via 72nd or 84th Streets

UTILITIES & AMENITIES

Power	Yes
Power Description	3-Phase 277/480v
Gas / Propane	N/A
Sprinkler	Yes
Sprinkler Description	Wet
Security Guard	N/A

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,911	242,136	737,701
Total Households	3,054	101,102	291,972
Average HH Income	\$54,188	\$68,417	\$65,403

DATE AVAILABLE

May 1, 2020

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
4500	50,490 SF	\$5.00 SF/yr (NNN)	\$1.20	\$26,086.50

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AVAILABLE SPACES

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4500 S 76 CIRCLE SITE MAP

International
Nutrition

Suite 4500
AVAILABLE

S 76th Cir

Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S.
Geological Survey

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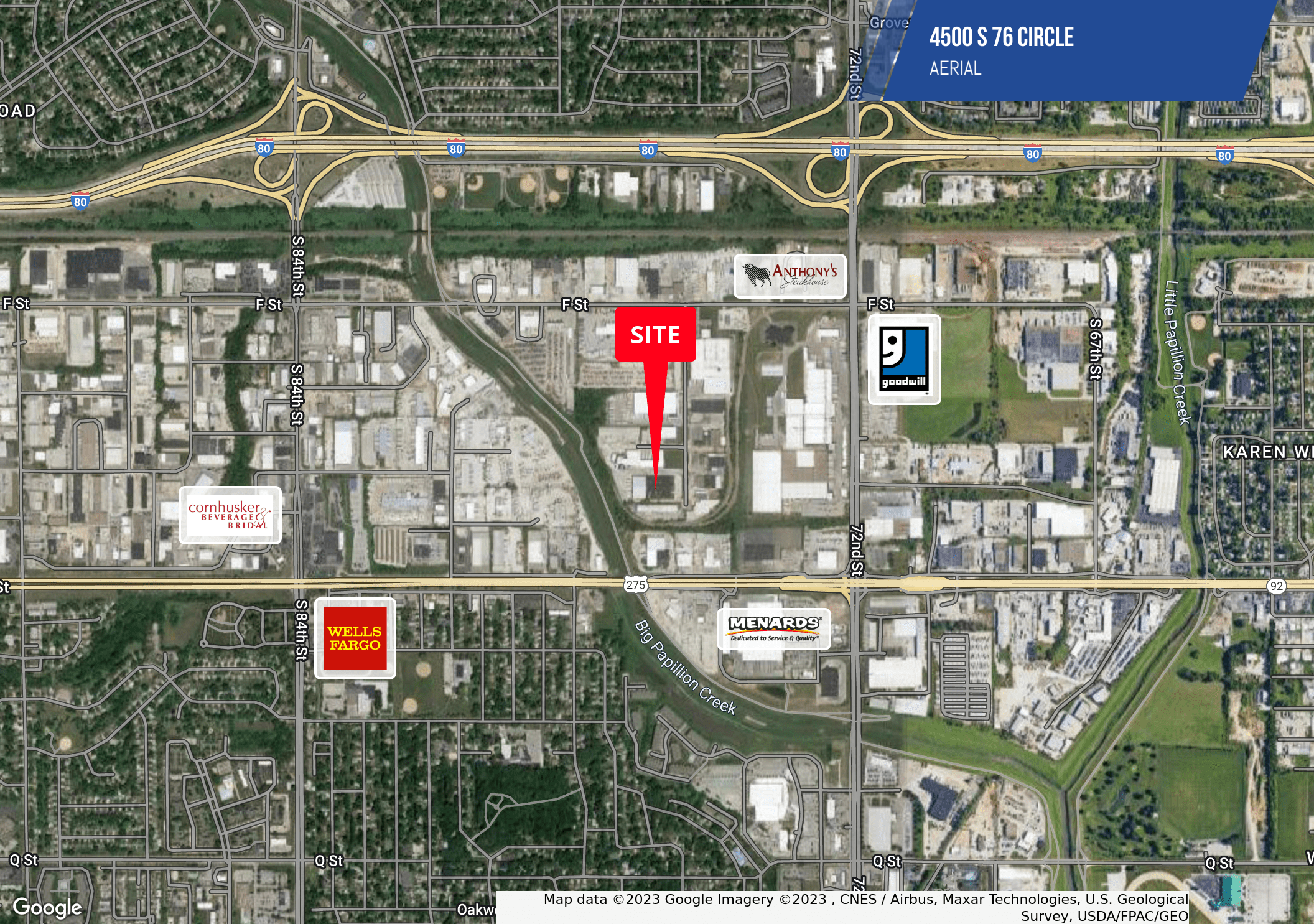
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4500 S 76 CIRCLE
AERIAL

SITE

cornhusker
BEVERAGE &
BRIDAL

WELLS
FARGO

ANTHONY'S
Steakhouse



MENARDS
Dedicated to Service & Quality

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ADDITIONAL PHOTOS



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