

4624 S 88TH STREET

24,750 SF | NEGOTIABLE

4612 S 88TH STREET, OMAHA, NE 68127



**INVESTORS
REALTY INC.**

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4624 S 88TH STREET

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BUILDING INFORMATION

Building Size	24,750 SF
Min Divisible	SF
Max Contiguous	SF
Ceiling Height	15 ft
Year Built	1966
Roof	Rubber Membrane
Construction	Concrete Block
Building Description	One Single-Story Multi-Tenant
Restrooms	2
HVAC	GFA & Radiant Heat, AC in Office Only
Loading Description	Space 4612: Clear Column Spacing. 2 Drive Doors, 2 RR, office.

PARKING & TRANSPORTATION

Parking Description	Ample, Surface Parking, Front and Back
Parking Type	Surface

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
4612	6,800 SF	\$6.25 SF/yr (NNN)	\$2.27	\$4,828.00

SITE INFORMATION

Cross-Streets	88th & L Street
County	Douglas
Zoning	GI (City of Omaha)
Lot Size	1.23 Acres
Rail	No
Flood Plain	No
Number Of Buildings	1
Location Description	88th & L Street. Central location with I-80 just blocks away. Business in this building can serve the entire metro area within 15 minutes.

UTILITIES & AMENITIES

Power Description	3 Phase, 120/208
Sprinkler Description	No

OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	\$2.27 SF/YR
Available SF	
Property Type	Industrial

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,767	217,920	751,056
Total Households	4,068	91,902	294,799
Average HH Income	\$56,719	\$71,609	\$68,491

PROPERTY HIGHLIGHTS

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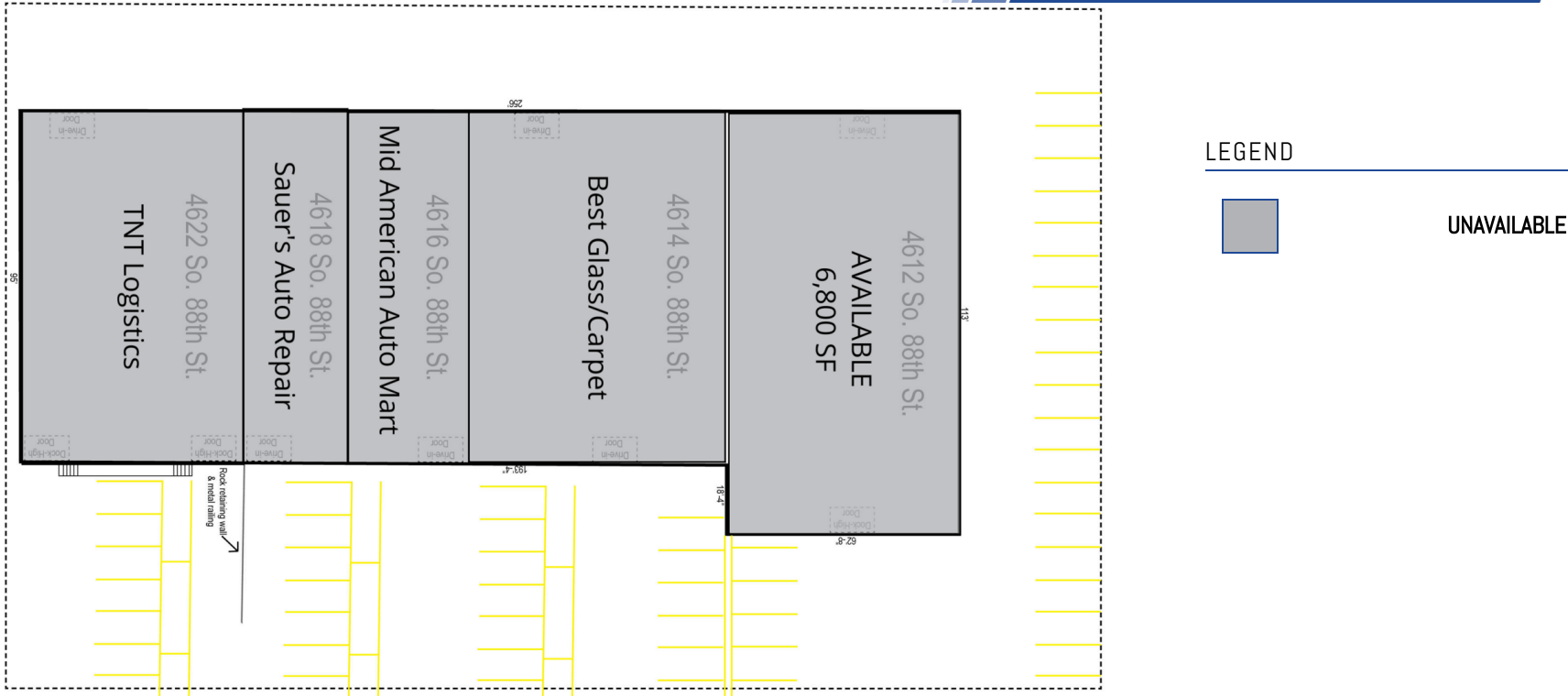
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SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
4612	6,800 SF	-	\$2.27	-

4612 S 88TH STREET

AVAILABLE SPACE 4622-24

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4612
S 88th Street

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SITE AERIAL

S 88th St

S 88th St

S 88th St

S 88th St

S 88th St

L Frontage Rd N

L Frontage Rd N

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Geological Survey

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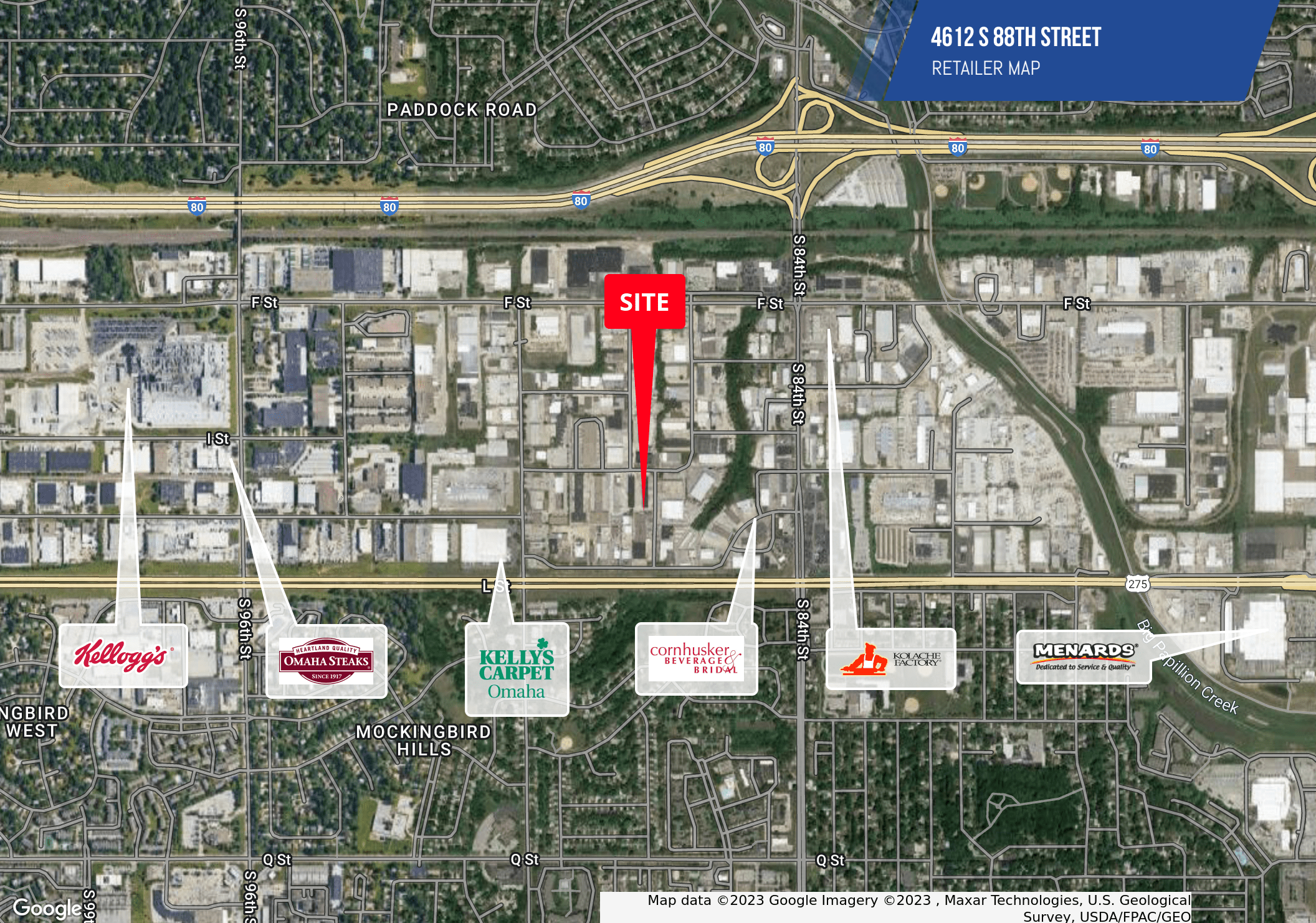
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RETAILER MAP



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ADDITIONAL PHOTOS



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