

# 4444 S 108TH

10,750 SF | \$6.75 NNN

4444 S 108TH, OMAHA, NE 68137



**INVESTORS**  
**REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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4444 S 108TH  
EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$6.75 SF/YR NNN
Est. Op. Exp.	\$1.93 SF/YR
Available SF:	10,570 SF
Building Size:	28,711 SF
Property Type:	Industrial
Year Built:	1986
Zoning:	GI-General Industrial

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## BUILDING INFORMATION

Building Size	28,711 SF
Min Divisible	10,570 SF
Max Contiguous	10,570 SF
Office SF	247 SF
Ceiling Height	23 ft
Minimum Ceiling Height	16 ft
Year Built	1986
Year Last Renovated	2001
Construction Status	Existing
Exterior Description	Block
Roof	Metal
Restrooms	5
HVAC	GFA & Radiant

## UTILITIES &amp; AMENITIES

Power	Yes
Power Description	220
Gas / Propane	Yes
Gas Description	Gas

## SITE INFORMATION

County	Douglas
Zoning	GI-General Industrial
Lot Size	59,950 SF
Number Of Buildings	2
Location Description	108th & J Street
Trailer Parking	No

## PROPERTY HIGHLIGHTS

- Great Interstate access to 680 and I-80 interchange
- Air conditioned warehouse
- Nice showroom
- Restrooms and office buildout
- Two drive-in doors (10 x 12 & 12 x 14)
- Four dock doors 3 with Levelers, 3 (8x8), 1 (8x9)
- Generator providing 120/208 volts

## OFFERING SUMMARY

LEASE RATE	\$6.75 SF/YR NNN
Est. Op. Exp.	\$1.93 SF/YR
Available SF	10,570 SF
Property Type	Industrial

## PARKING &amp; TRANSPORTATION

Parking Description	49 Surface Spaces
Parking Type	Surface
Trailer Parking	No

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,852	207,308	691,604
Total Households	3,465	88,006	272,640
Average HH Income	\$72,585	\$76,310	\$73,015

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AVAILABLE SPACES SUMMARY

LEGEND

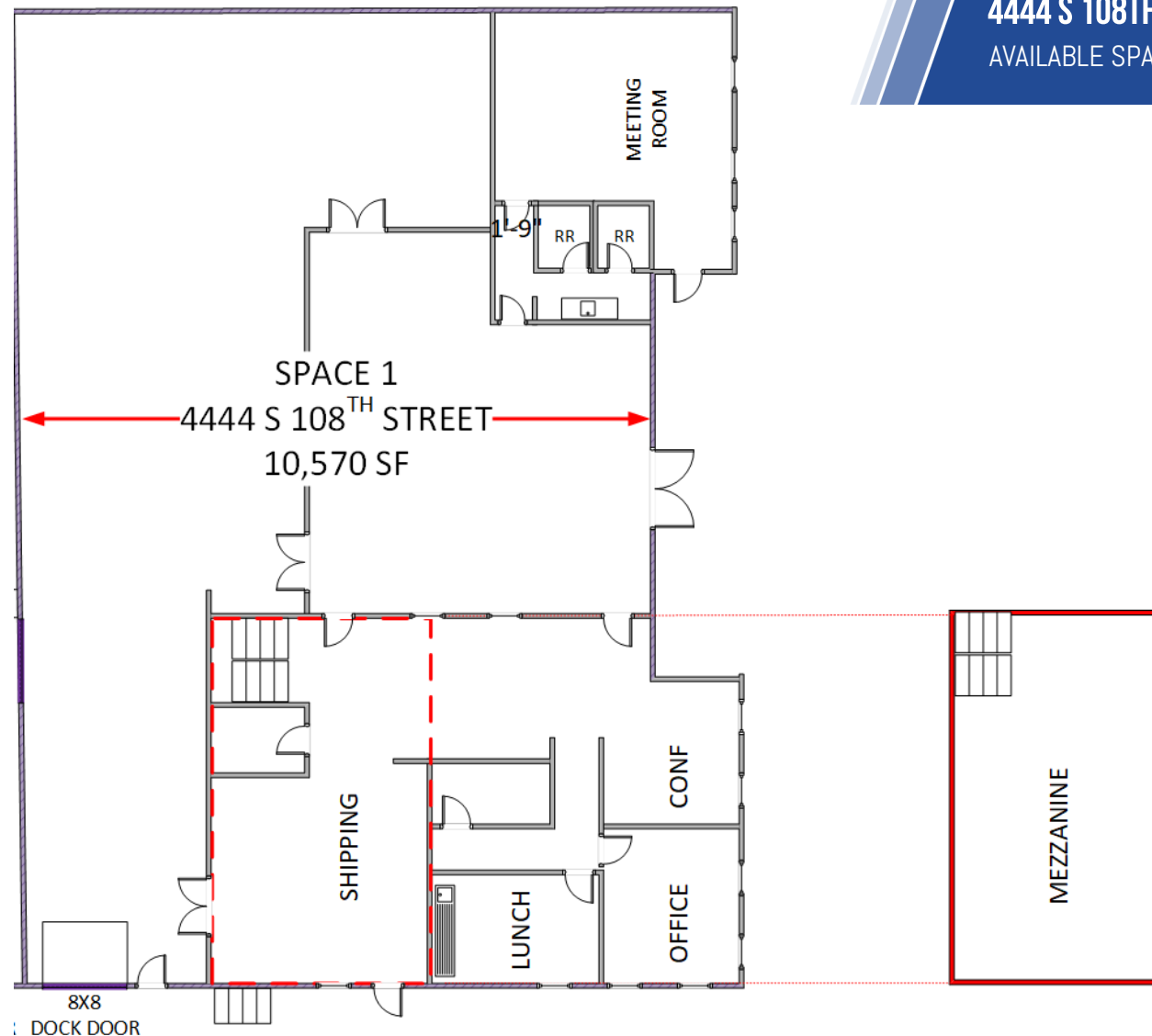
AVAILABLE

UNAVAILABLE



SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
SPACE 1	10,570 SF	\$6.75 SF/yr (NNN)	\$1.93	\$7,645.63





## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
SPACE 1	10,570 SF	\$6.75 SF/yr (NNN)	\$1.93	\$7,645.63	Available 12.1.2024

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**4444 S 108TH**  
ADDITIONAL PHOTOS



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AERIAL

SITE

buildertrend

Marianna  
Beauty

oriental Trading  
Company, Inc.

FOODBANK  
FOR THE HEARTLAND

Majors Plastics Inc.

Kellogg's

HEARTLAND QUALITY  
OMAHA STEAKS  
SINCE 1917

Empire Court

MOCKINGBIRD  
HILLS WEST

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Technologies, USDA/FPAC/GEO

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