

6935 F STREET

25,480 - 149,000 SF | NEGOTIABLE

6935 F STREET, OMAHA, NE 68117



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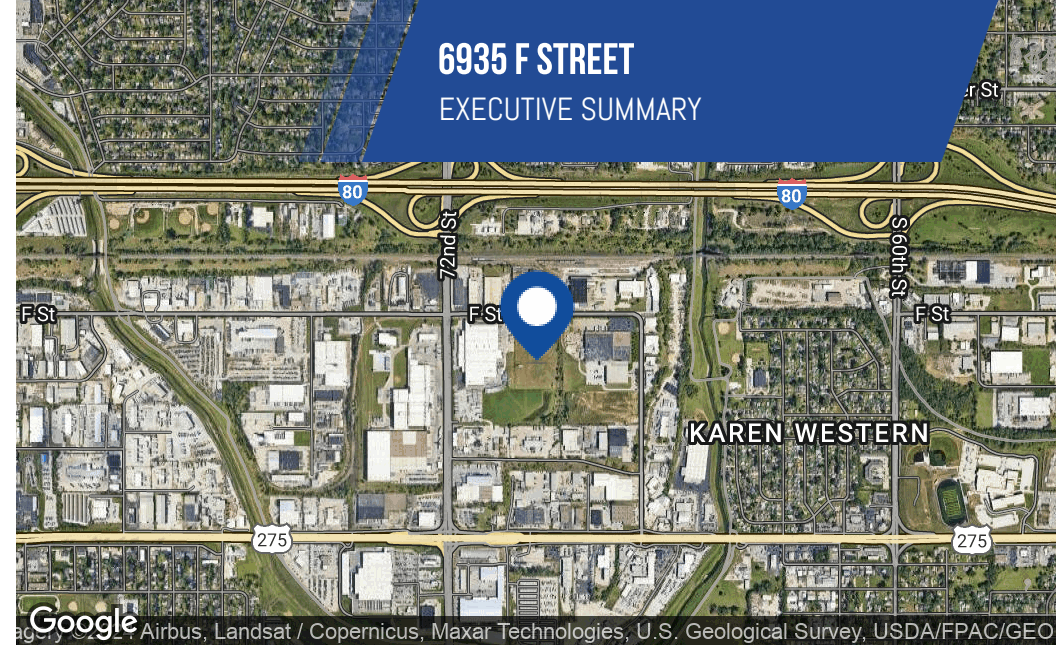


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OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$1.75 SF/YR
Available SF:	25,480 - 149,000 SF
Building Size:	149,000 SF
Property Type:	Industrial
Year Built:	2021
Zoning:	GI - General Industrial
Estimated Delivery:	9 months after mutual lease execution

PROPERTY OVERVIEW

New construction warehouse/distribution building for lease. Estimated delivery is 9 months after mutual lease execution

LOCATION OVERVIEW

Prime Class-A Warehouse building being developed in an established, centrally located industrial corridor off 72nd and F Street. Minutes from I-80

PROPERTY HIGHLIGHTS

- Rare new construction opportunity in a central location
- Site well connected to region. Less than 1/2 mile to I-80 and less than 8 miles to I-29
- Well located for last mile / distribution - over 75% of metro Omaha population lives within 10 miles of the site
- Modern warehouse design including 36 ft minimum clear, 60 ft speed bay
- Precast construction and 1.5:1,000 parking ratio
- Rail possible via Union Pacific (contact agent for more details)
- Minimum divisible 25,480 sf. Can accommodate larger sizes in 12,250 sf increments

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BUILDING INFORMATION

Building Size	149,000 SF
Min Divisible	25,480 SF
Max Contiguous	149,000 SF
Max Ceiling Height	41 ft
Minimum Ceiling Height	36 ft
Column Spacing End Cap	54 x 45
Column Spacing Interior Bays	50 x 45
Year Built	2021
Exterior Description	Precast
Roof	EPDM
HVAC	GFA
Loading Description	Dock Doors: 22 (9x10) Drive-in: 2 (12x14) Additional 10 Knock-out panels

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	220 (1.48:1,000)
Trailer Parking	Yes
Trailer Spaces	47

SITE INFORMATION

Cross-Streets	72nd & F Street
County	Douglas
Zoning	GI - General Industrial
Lot Size	11.73 Acres
Location Description	Prime Class-A Warehouse building being developed in an established, centrally located industrial corridor off 72nd and F Street. Minutes from I-80
Rail Access	Possible U.P. rail, (Contact Agent)

UTILITIES & AMENITIES

Power	OPPD
Power Description	3,000 amps; 480 V; 3Ph
Gas / Propane	N/A
Gas Description	MUD
Sprinkler	Yes
Sprinkler Description	ESFR
Security Guard	N/A

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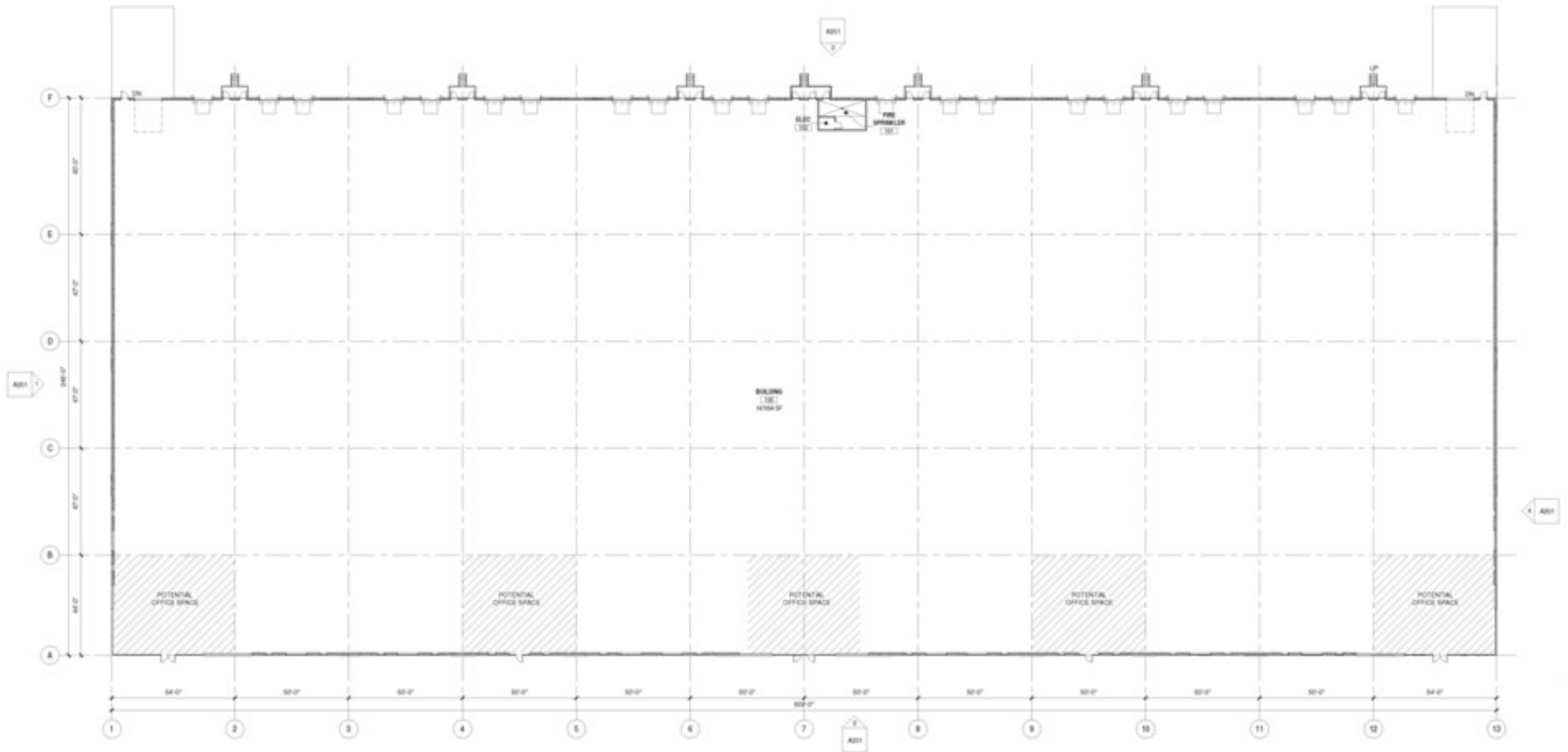
DEMOGRAPHICS

POPULATION	10 MILES	50 MILES	100 MILES
Total Population	719,923	1,228,463	2,037,188
Total Households	285,962	474,399	808,070
Average HH Income	\$64,364	\$70,014	\$65,205

ESTIMATED DELIVERY

9 months after mutual lease execution

6935 F STREET FLOOR PLAN



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6935 F STREET
SITE PLAN



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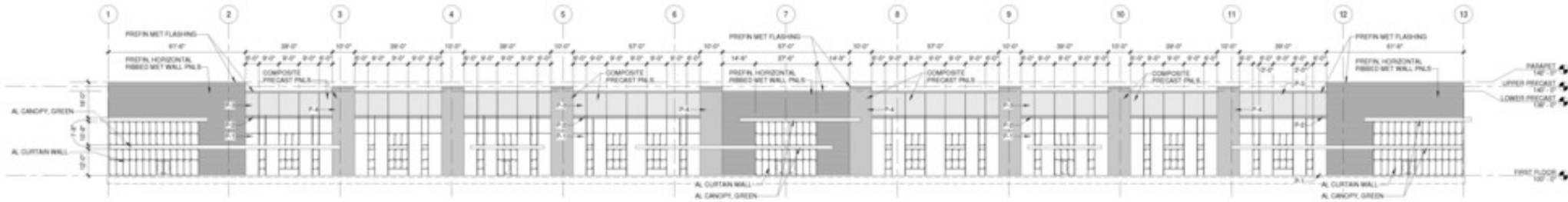
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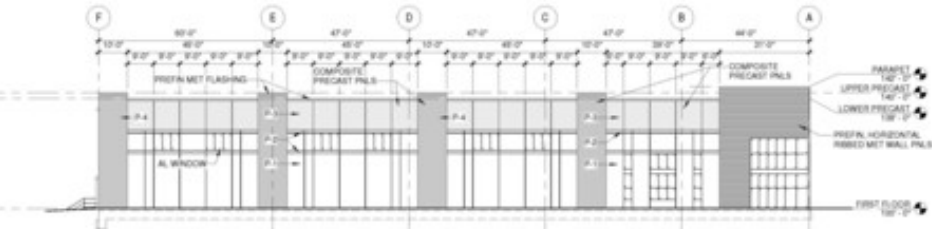
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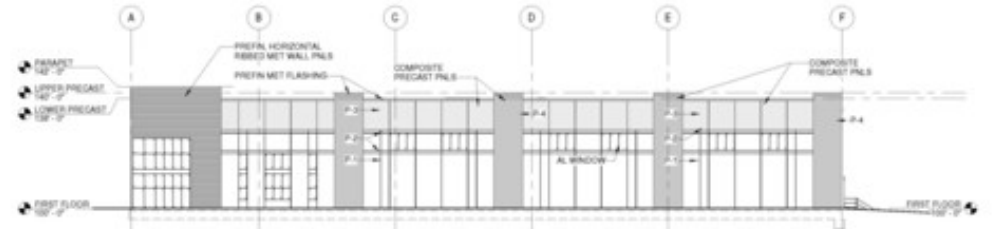
2 WEST ELEVATION

SCALE: 3/8" = 1'-0"



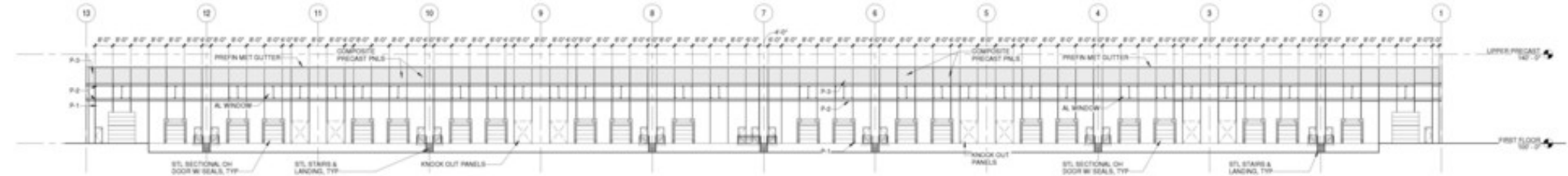
1 NORTH ELEVATION

SCALE: 3/8" = 1'-0"



4 SOUTH ELEVATION

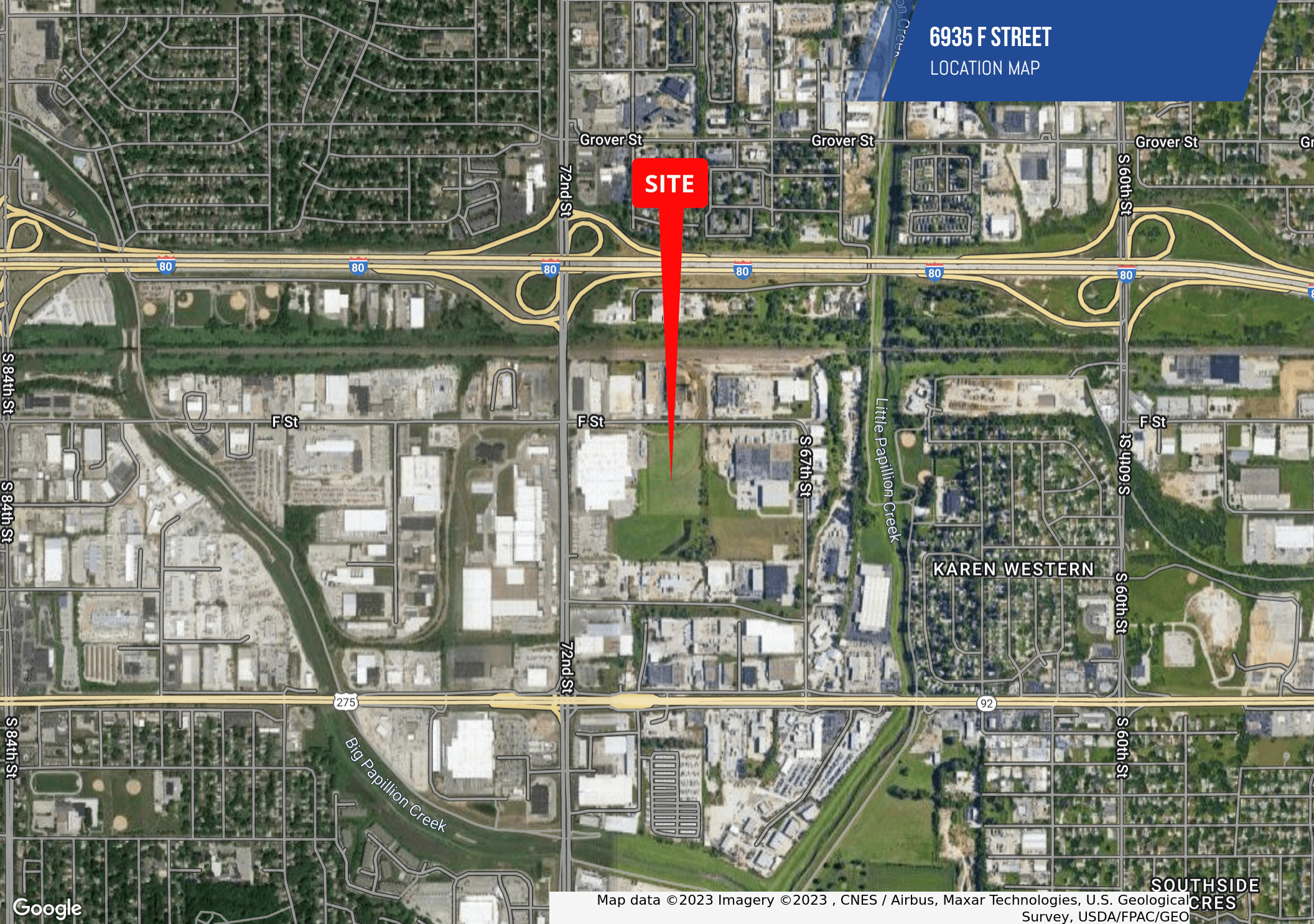
SCALE: 3/8" = 1'-0"



3 EAST ELEVATION

SCALE: 3/8" = 1'-0"

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LOCATION MAP



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