

6935 F STREET

25,480 - 149,000 SF | NEGOTIABLE

6935 F STREET, OMAHA, NE 68117



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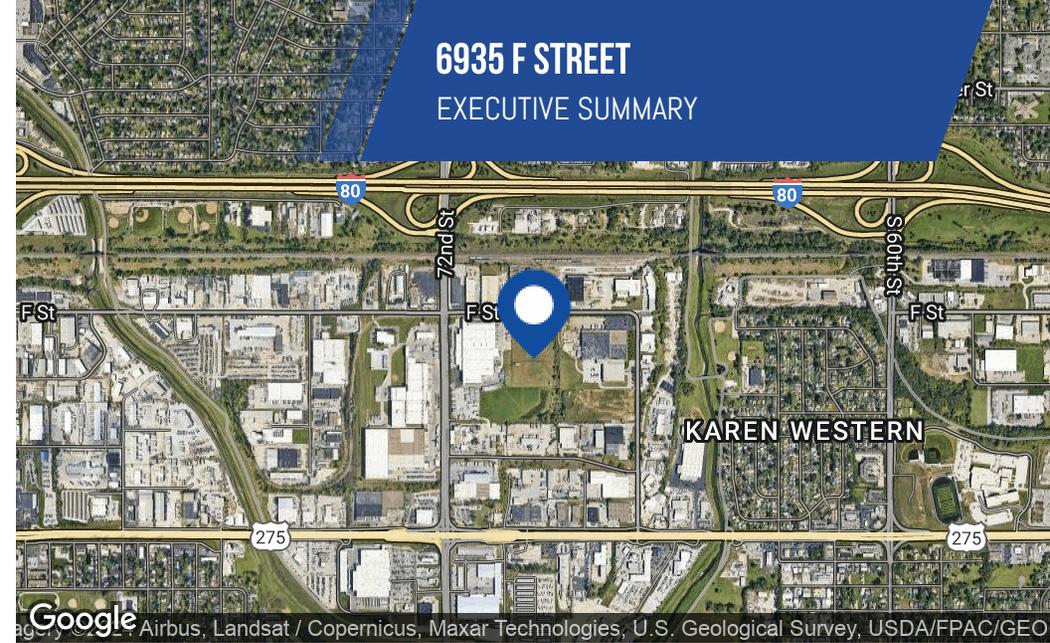


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OFFERING SUMMARY

| | |
|---------------------|---------------------------------------|
| 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

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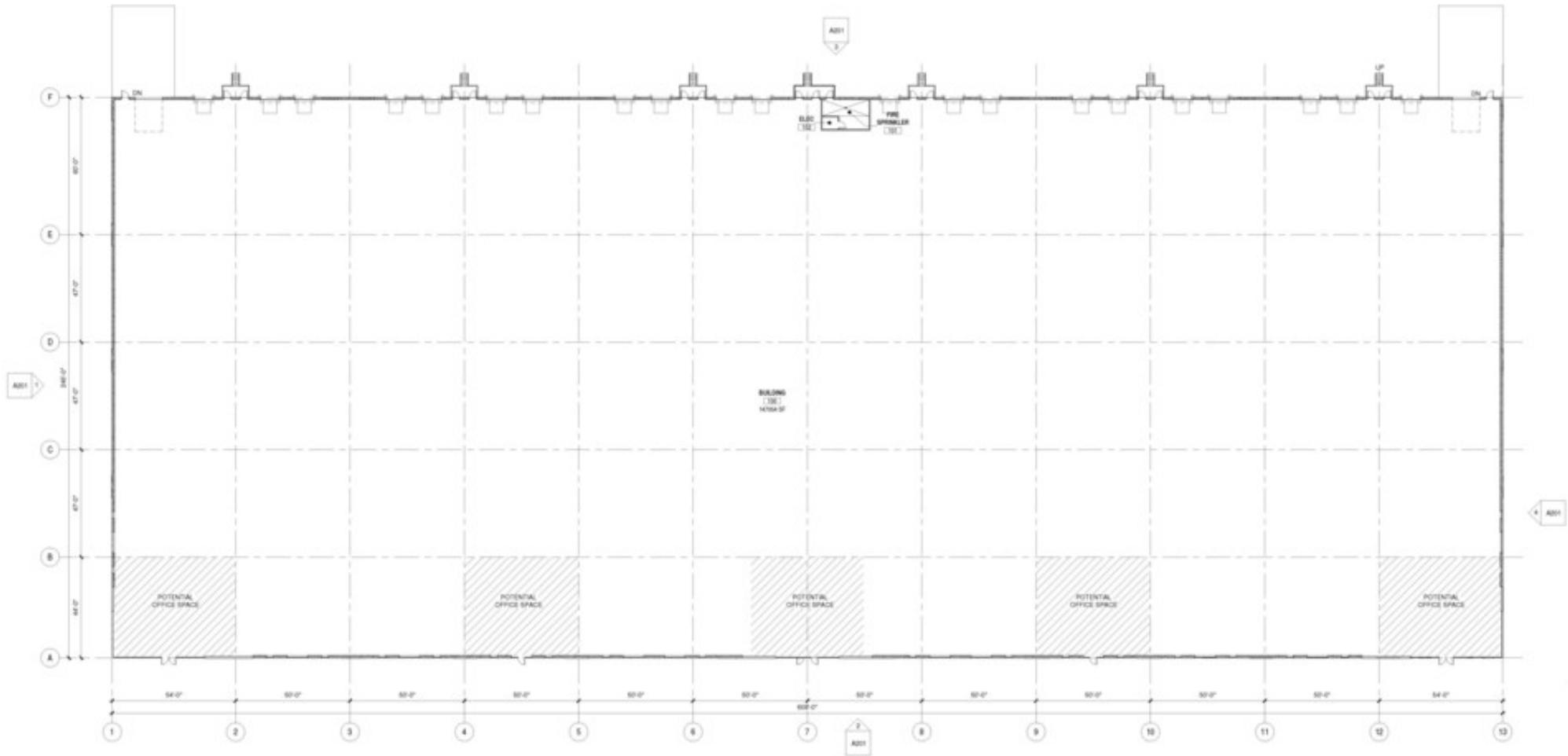
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1 FIRST FLOOR - COMPOSITE
SCALE: 3/8" = 1'-0"



6935 F STREET
SITE PLAN



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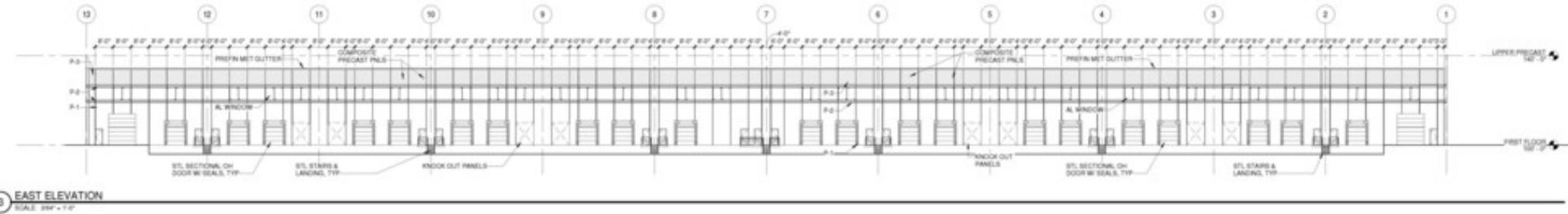
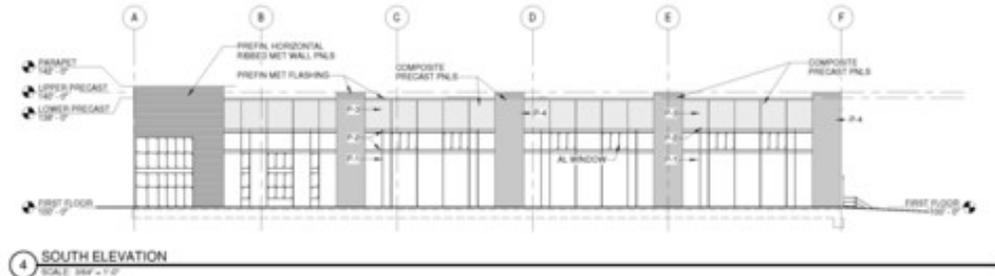
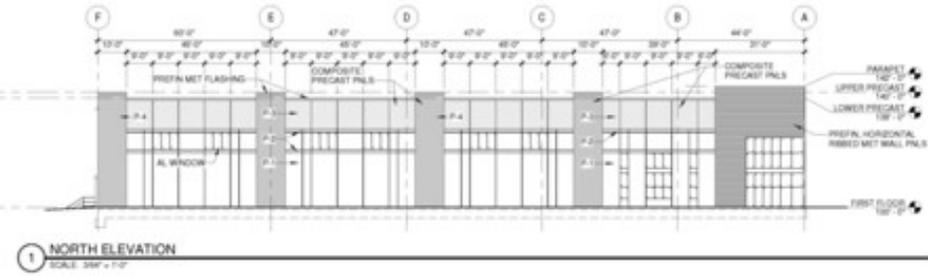
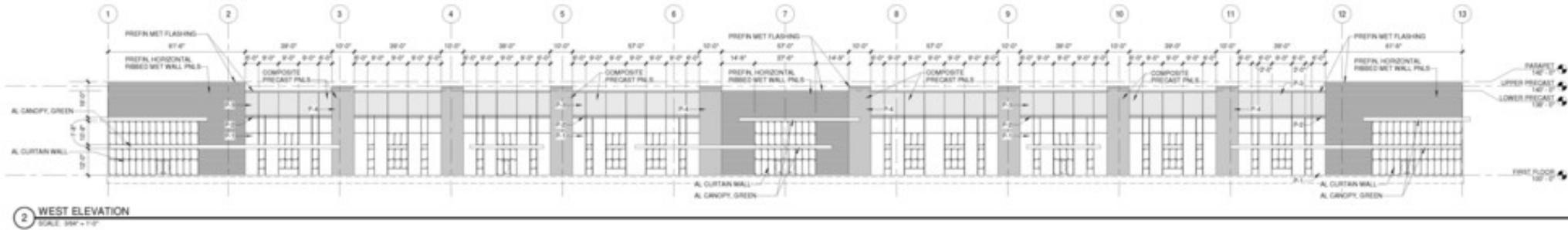
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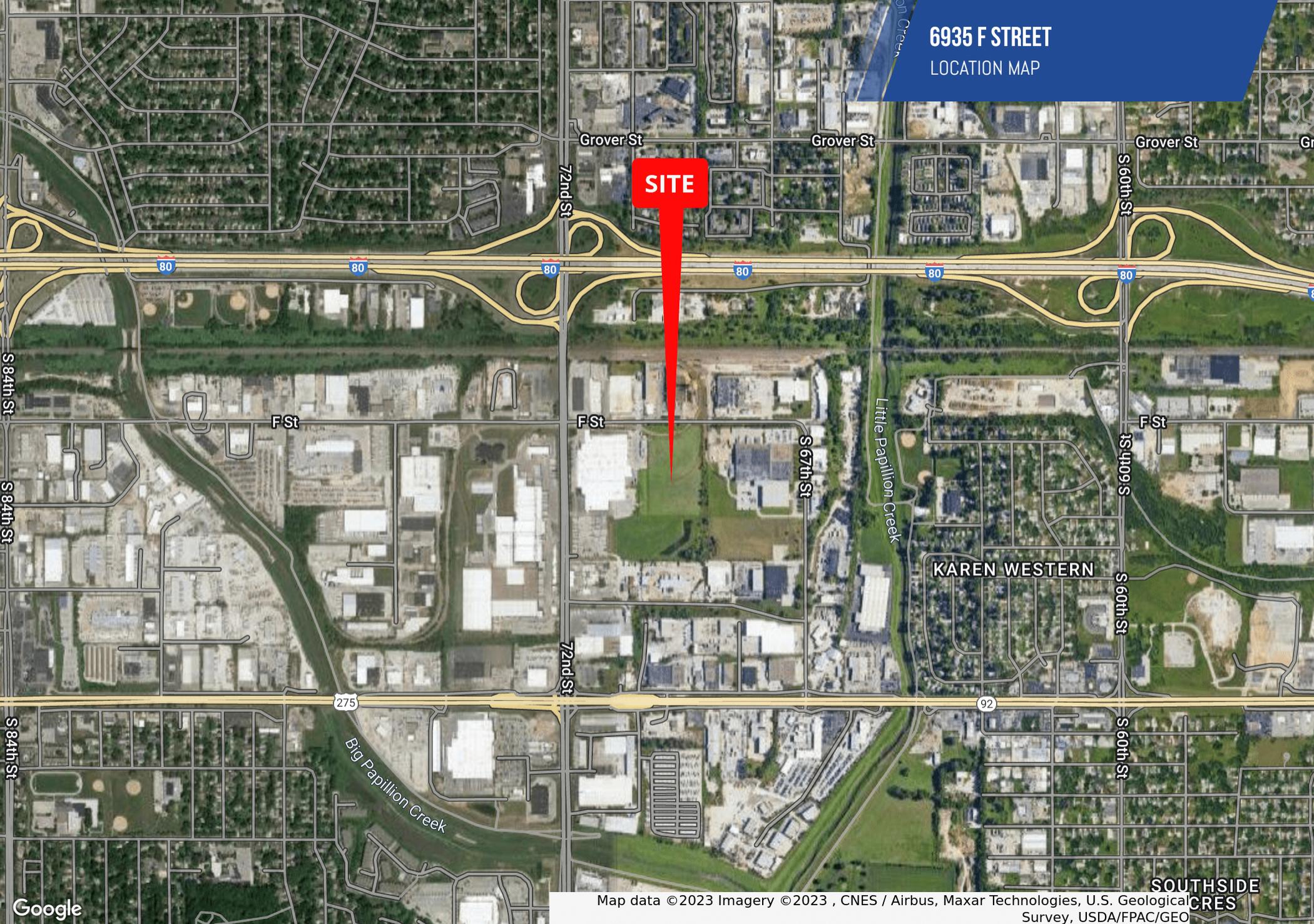
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6935 F STREET
LOCATION MAP



SITE

KAREN WESTERN

SOUTHSIDE
CRES

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6935 F STREET
RENDERINGS



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