

# 13435 A Street

936 SF | \$1,000.00 PER MONTH (FULL SERVICE)

13435 A STREET, OMAHA, NE 68144



**JACK WARREN, CCIM**

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# 13435 A Street

## EXECUTIVE SUMMARY

### OFFERING SUMMARY

LEASE RATE:	\$1,000.00 PER MONTH FULL SERVICE
Available SF:	936 SF
Building Size:	11,400 SF
Year Built:	1982
Zoning:	LI

### PROPERTY OVERVIEW

Available warehouse space near 132nd & L Street.

### PROPERTY HIGHLIGHTS

- Bonus mezzanine level space included in the warehouse
- Located in the heart of Omaha's industrial corridor
- Easy access to 132nd & L Street
- Just minutes from Interstate 80

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OMAHA, NE 68144

## BUILDING INFORMATION

Building Size	11,400 SF
Min Divisible	936 SF
Max Contiguous	936 SF
Ceiling Height	8 ft
Minimum Ceiling Height	8 ft
Number Of Floors	1
Year Built	1982

## PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Number Of Spaces	27
Parking Type	Surface
Traffic Count	32,740 - S 132nd Frontage Rd & S 132nd St

## SITE INFORMATION

Cross-Streets	S 133rd & A St
County	Douglas
Zoning	LI
Lot Size	38,999 SF
Location Description	Located on the south side of A Street between S 133rd and S 138th Street.

## UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes

## OFFERING SUMMARY

<b>LEASE RATE</b>	<b>OFFICE -\$7.95 SF/YR NNN</b>
Available SF	936 SF

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,289	220,822	549,857
Average Age	39.3	36.7	35.2
HOUSEHOLDS			
Total Households	2,334	86,709	216,340
People Per HH	2.3	2.5	2.5
Average HH Income	\$62,288	\$90,345	\$81,795
Average HH Value	\$139,703	\$198,476	\$197,566

## AVAILABLE SPACES

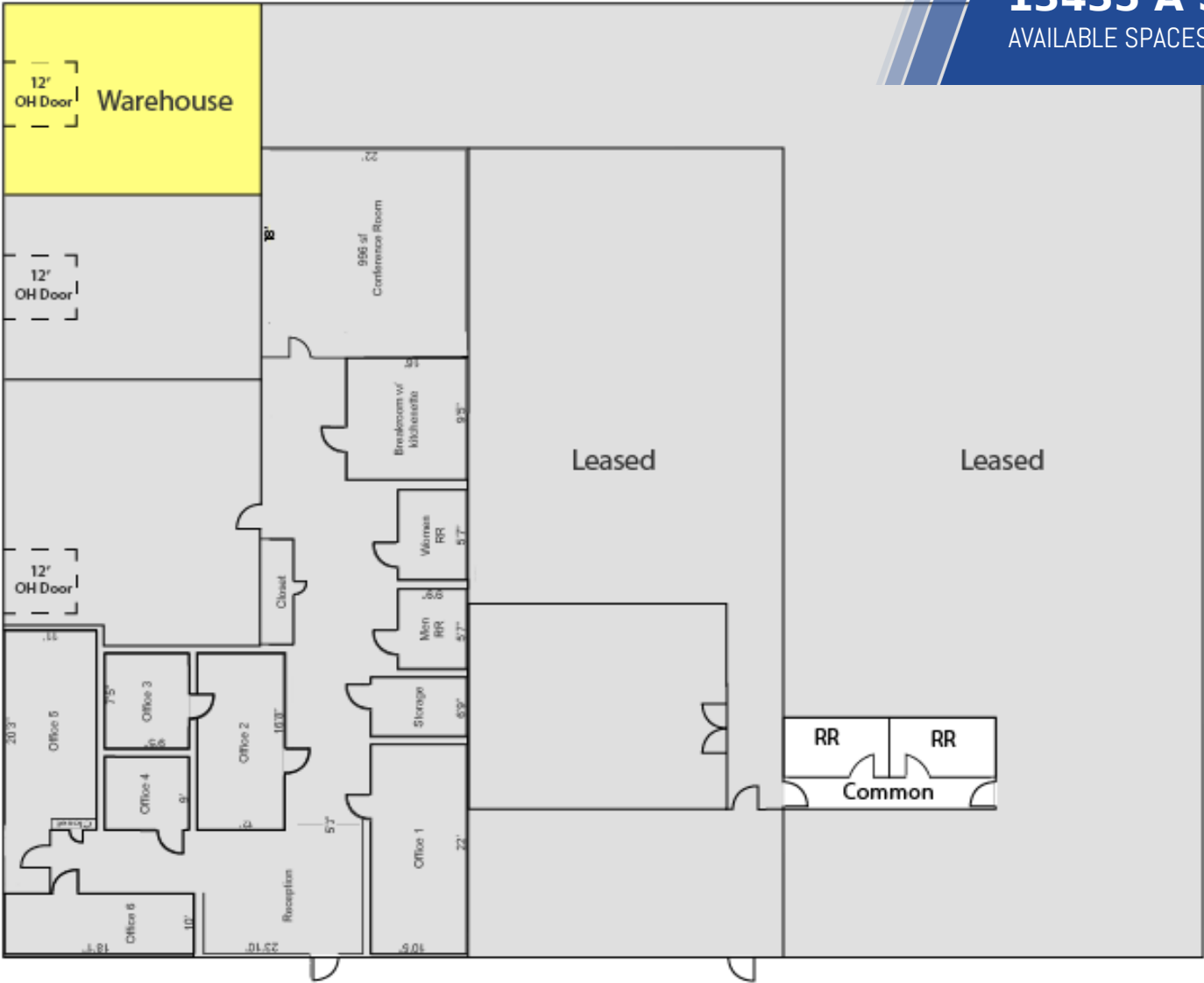
SPACE	SIZE	LEASE RATE
Warehouse Only	936 SF	\$1,000 per month (Full Service)

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AVAILABLE SPACES

SPACE	SIZE	LEASE RATE
Warehouse Only	936 SF	\$1,000 per month (Full Service)

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AERIAL MAP



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RETAILER MAP



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Warehouse Mezzanine



Warehouse

**13435 A Street**

ADDITIONAL PHOTOS

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