# NAINP Dodge

# For Sale **Industrial Property** 13,350 SF

## 8111 H Street | Omaha, NE 68127

## **Property Features**

- · Hard-to-find flex warehouse ideal for an owner/user and can be a single or multi-tenant building
- · Conveniently located in the heart of Omaha's Industrial Corridor with direct access to I-80
- 3-phase power
- Floor drains
- 4 dock-high doors, 2 drive-in doors
- Current gym tenant on a month-to-month lease

\$1,700,000

13321 California Street, Suite 105 Omaha. NE 68154 402 255 6060 nainpdodge.com

#### John Meyer

### Senior Vice President 402 255 6067

#### Trenton B. Magid Executive Vice President 402 510 5263

jmeyer@npdodge.com trentonmagid@npdodge.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# 8111 H Street | Omaha, NE 68127

## **Building Details**

Building Size	13,350 SF	Lot Size
No. Grade Level Doors	2	Zoning
No. Dock High Doors	4	
Minimum Ceiling Height	14'	
Office Space	2,500 SF	
Number of Floors	1	
Year Built	1977	
Year Renovated	2014	
Power Description	3-phase	
Roof	Metal	
Floor Drains	Yes	
HVAC	A/C, Forced Air, and Radiant Heat	

## Property Details

0.86 Acres

Industrial

## Location Details

Market	Greater Omaha
Submarket	Donlee Industrial Park
Cross Streets	84th & H
County	Douglas
Nearest Interstate	I-80

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,696	37,816	111,980
Total Population	8,257	87,444	265,383
Average HH Income	\$71,277	\$94,362	\$92,094

# NAINP Dodge

#### John Meyer

Senior Vice PresidentExecutive Vice President+1 402 255 6067+1 402 510 5263jmeyer@npdodge.comtrentonmagid@npdodge.com

Trenton B. Magid









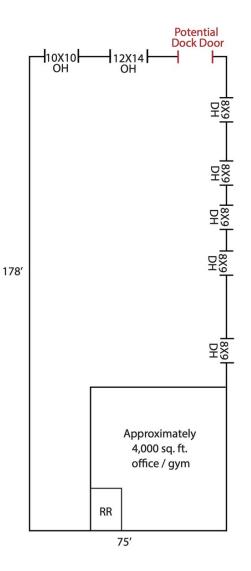








John MeyerTrenton B. MagidSenior Vice PresidentExecutive Vice President+1 402 255 6067+1 402 510 5263jmeyer@npdodge.comtrentonmagid@npdodge.com



#### Not to Scale



#### John Meyer

Senior Vice President Executive Vice President +1 402 255 6067 +1 402 510 5263 jmeyer@npdodge.com trentonmagid@npdodge.com

Trenton B. Magid





John Meyer Senior Vice President +1 402 255 6067

Trenton B. Magid Executive Vice President +1 402 510 5263 jmeyer@npdodge.com trentonmagid@npdodge.com