



8111 H Street | Omaha, NE 68127

\$1,700,000

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

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Building Details

Building Size	13,350 SF
No. Grade Level Doors	2
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

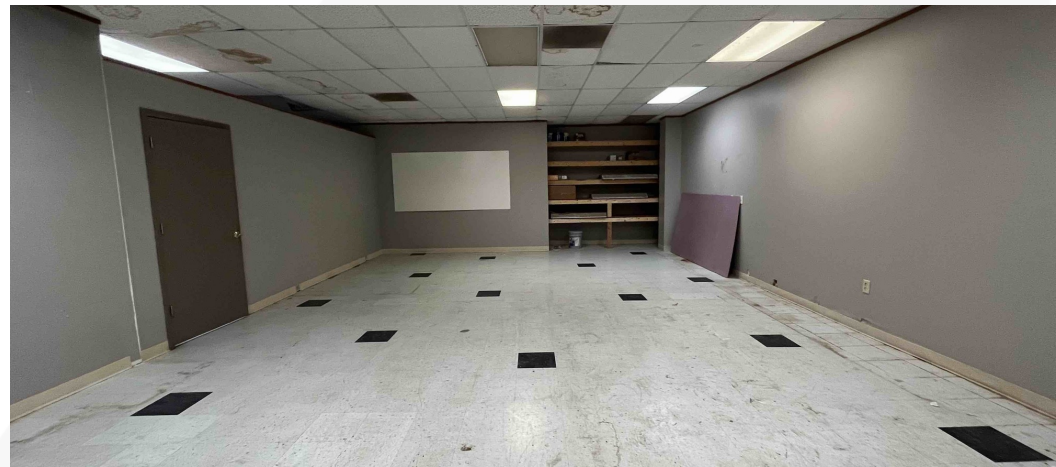
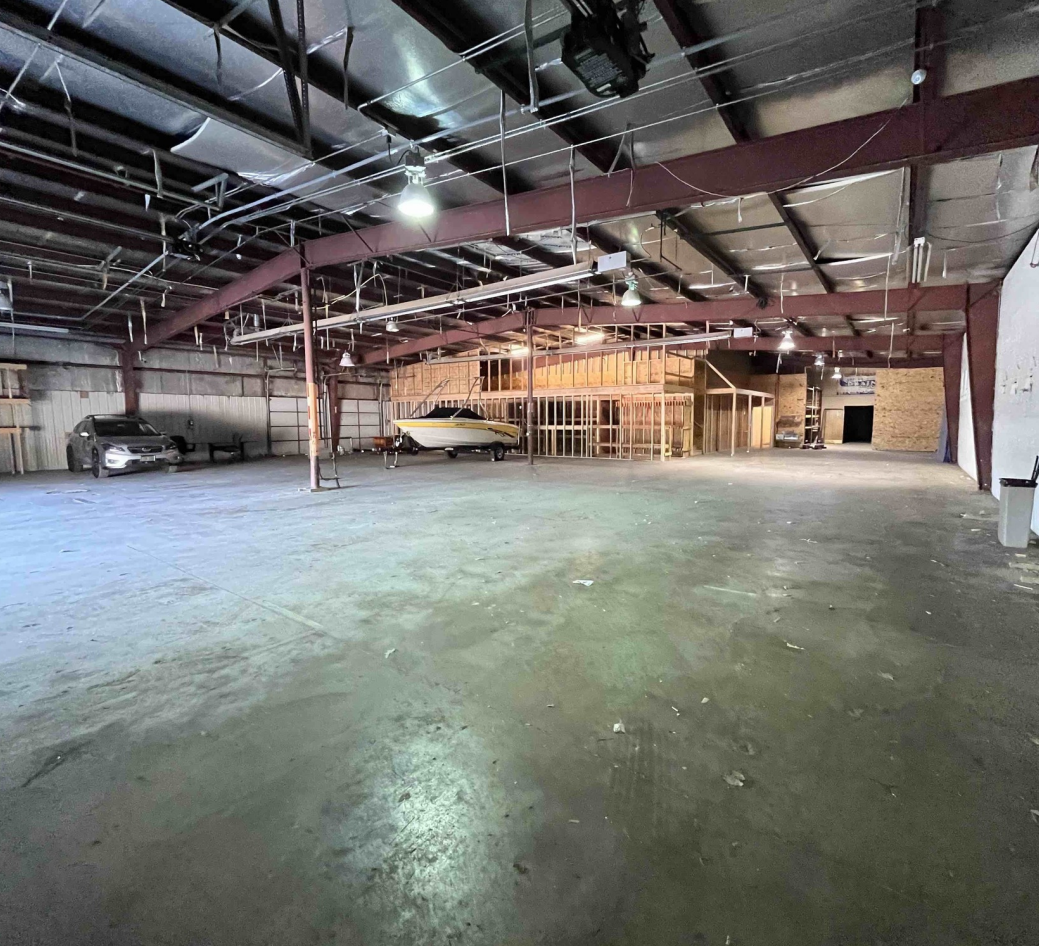
Lot Size	0.86 Acres
Zoning	Industrial

Location Details

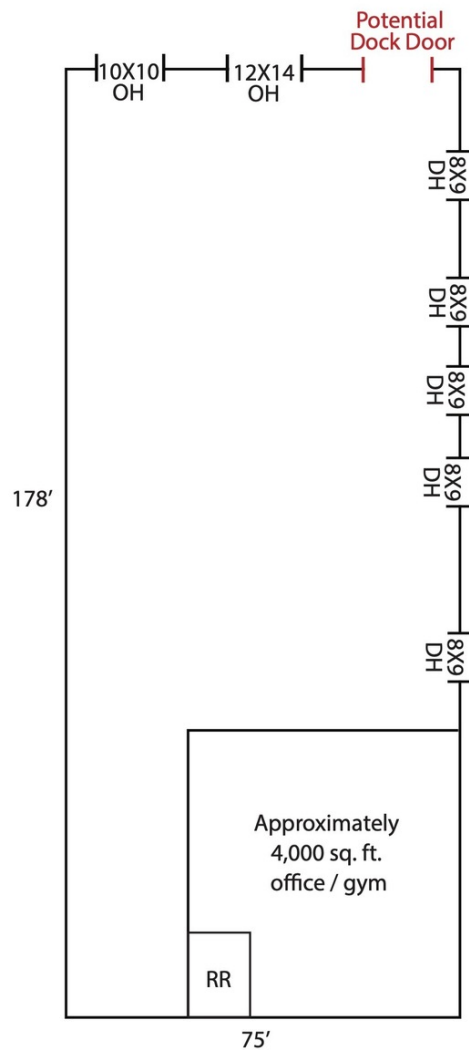
Market	Greater Omaha
Submarket	Donlee Industrial Park
Cross Streets	84th & H
County	Douglas
Nearest Interstate	I-80

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



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Not to Scale

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