

4330 S 102nd Street | Omaha, NE 68127

\$6.50 PSF NNN

### Property Features

- Industrial space available for sublease
- Approximately 1,500 SF of office space and 3,400 SF of mezzanine space
- Five (5) dock-high doors, One (1) drive-in door
- Located on the hard corner of 102nd & I Street, less than one mile to I-80

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## Building Details

|                     |           |
|---------------------|-----------|
| Building Size       | 40,926 SF |
| Tenancy             | Multiple  |
| No. Dock-High Doors | Five (5)  |
| No. Drive-in Doors  | One (1)   |
| Ceiling Height      | 18'       |
| Office Space        | 1,500 SF  |
| Mezzanine           | 3,400 SF  |
| Year Built          | 1966      |
| Sprinklered         | Yes       |
| HVAC                | Forced    |
| Construction        | Concrete  |

## Property Details

|          |            |
|----------|------------|
| Lot Size | 2 Acres    |
| Zoning   | Industrial |
| Parking  | 20 Spaces  |

## Location Details

|                    |           |
|--------------------|-----------|
| Market             | Omaha     |
| Cross Streets      | 102nd & I |
| County             | Douglas   |
| Nearest Interstate | I-80      |

## Demographics

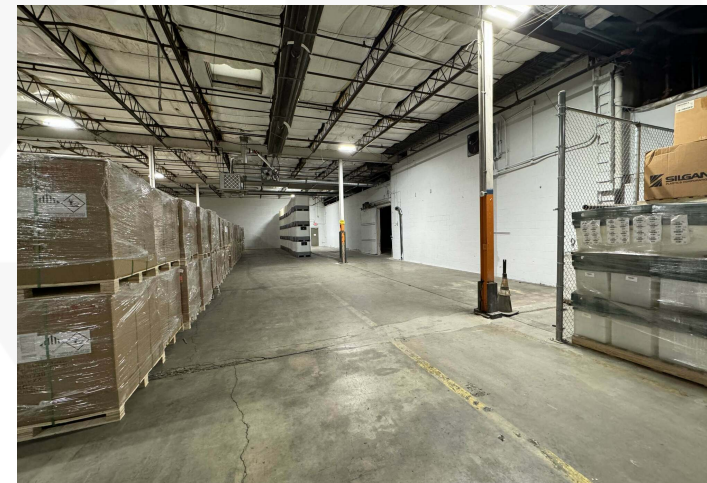
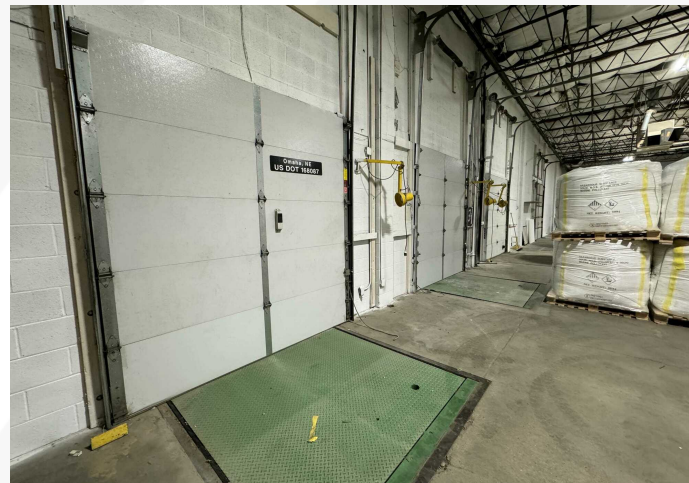
| Demographics      | 1 Mile   | 3 Miles   | 5 Miles   |
|-------------------|----------|-----------|-----------|
| Total Households  | 3,279    | 37,524    | 100,590   |
| Total Population  | 7,120    | 85,391    | 236,154   |
| Average HH Income | \$95,771 | \$105,181 | \$103,906 |

## Available Spaces

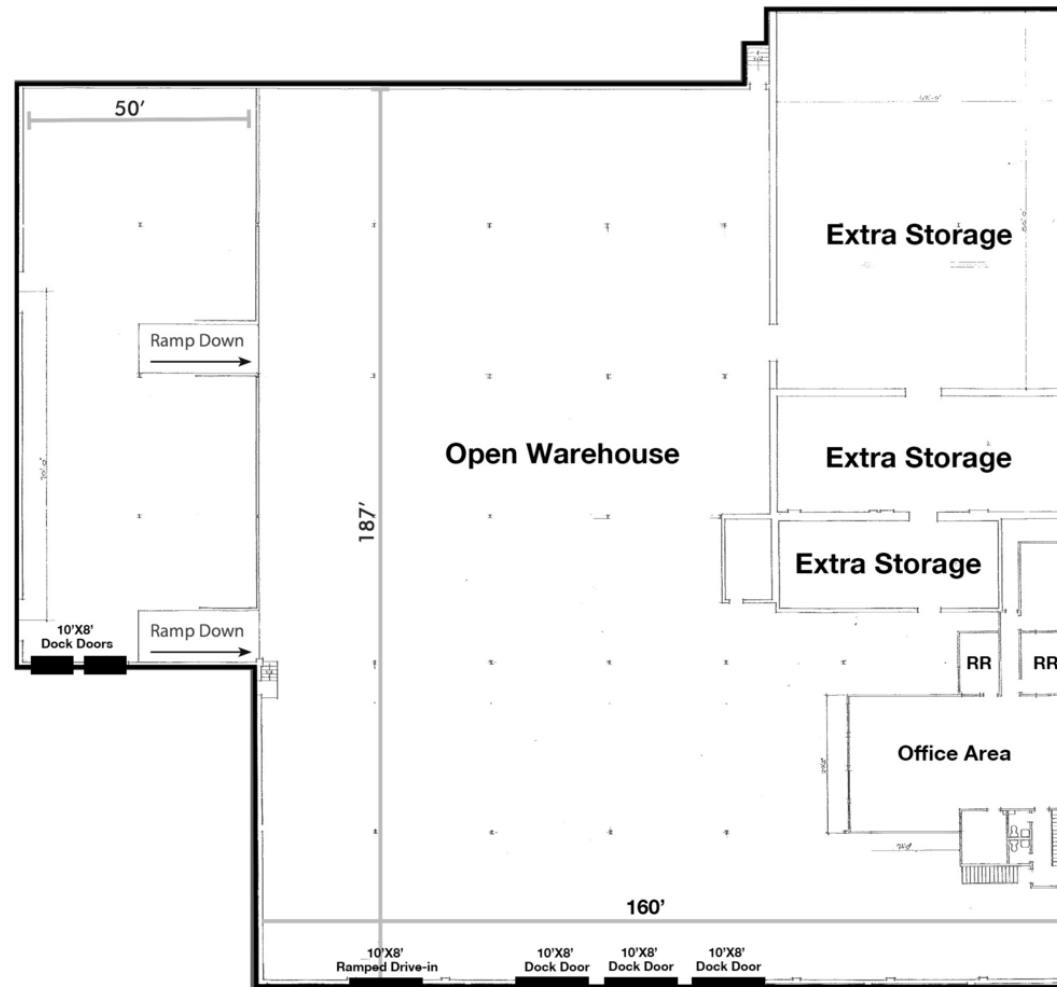
| Space               | Lease Rate   | Lease Type | Size (SF) | Term       |
|---------------------|--------------|------------|-----------|------------|
| 4330 S 102nd Street | \$6.50 SF/yr | NNN        | 40,926 SF | Negotiable |



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