

#### **Property Features**

- Join Restaurant Depot, Stepperettes, and Streck Labs in Harrison Hills
- Flexible building with dock & drive-in doors
- 20' ceilings
- Perfect single or two-tenant building with ability to add a second dock high door

\$6.95 PSF (NNN)

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

#### Trenton B. Magid

**Executive Vice President** 402 510 5263 trentonmagid@npdodge.com



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Number of

Sprinkler

Restrooms

Floors

**HVAC** 

Power Description

Roof

Dunaing Doums			
Building Size	20,355 SF		
Tenancy	Multi or Single		
No. Dock High Doors	1 or 2		
No. Drive-in Bays	1		
Ceiling Height	20 ft		
Minimum Ceiling Height	20.0		
Office Space	BTS		

## **Property Details**

Lot Size	1.69 Acres
Zoning	I-1
Fence Yard	No
Rail Access	N/A

### **Location Details**

Market	Omaha/Council Bluffs
Submarket	La Vista
Cross Streets	118th & Peel Cirlce
County	Sarpy
Nearest Interstate	I-80

## Demographics

1 Mile	3 Miles	5 Miles
2,388	28,430	75,201
4,956	68,077	191,124
\$99,751	\$82,799	\$93,596
	2,388	2,388 28,430 4,956 68,077

## **Available Spaces**

One

Yes

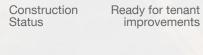
**GFA** 

3 phase

Rubber

Available

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term







# 7371 S 118th Street | La Vista, NE 68128





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