



7371 S 118th Street | La Vista, NE 68128

\$6.95 PSF (NNN)

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

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Building Details

| | |
|------------------------|-------------------------------|
| 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 |
| Number of Floors | One |
| Sprinkler | Available |
| Restrooms | Yes |
| HVAC | GFA |
| Power Description | 3 phase |
| Roof | Rubber |
| Construction Status | Ready for tenant improvements |

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 Cir/ce |
| County | Sarpy |
| Nearest Interstate | I-80 |

Demographics

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 2,388 | 28,430 | 75,201 |
| Total Population | 4,956 | 68,077 | 191,124 |
| Average HH Income | \$99,751 | \$82,799 | \$93,596 |

Available Spaces

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