

The background of the entire page is a photograph of a large industrial building. The building has a grey corrugated metal facade with a prominent blue horizontal band across the middle. To the right, there is a glass-fronted entrance. In the foreground, there is a concrete sidewalk, a grassy area with some weeds, and a blue sign that reads "4130 South 94th Street". The sky is blue with some light clouds.

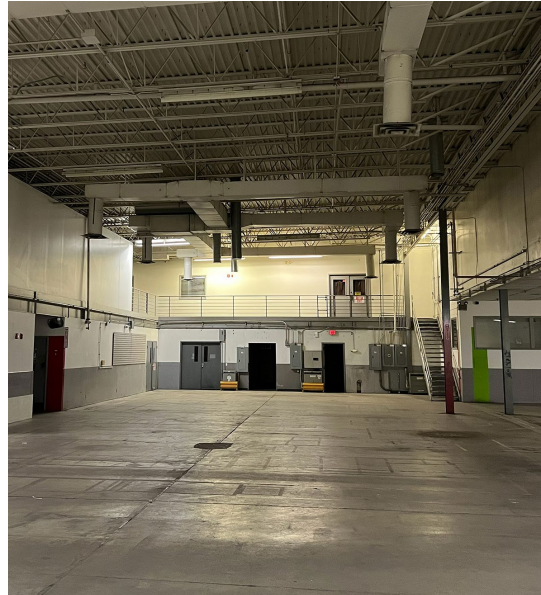
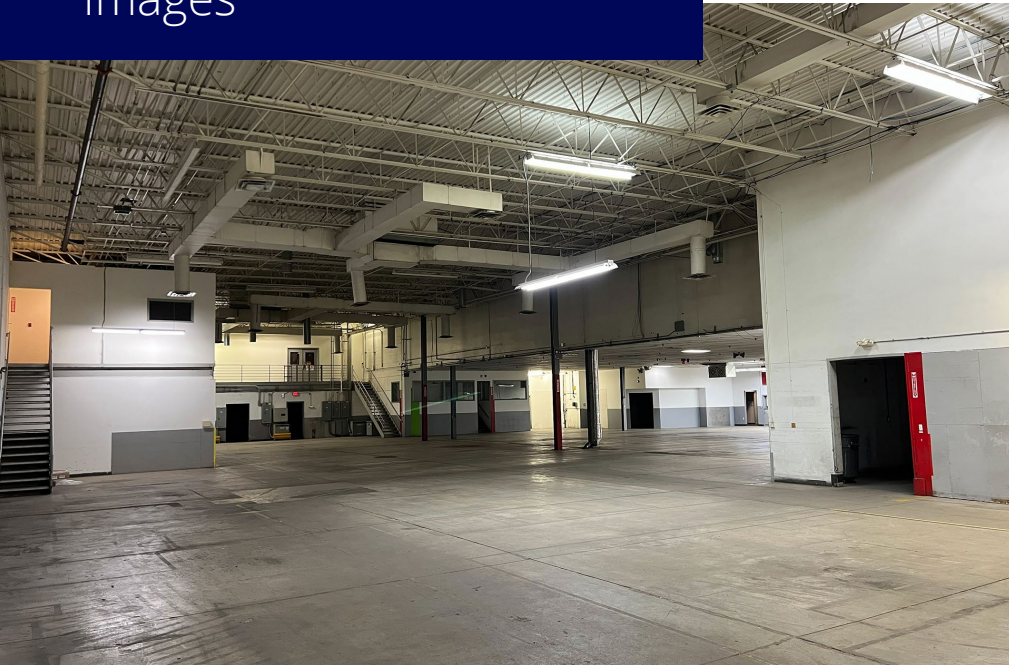
Industrial for Lease 4130 South 94th Street

Omaha, NE 68117

Former printing operator's high power industrial building totaling 31,000 SF, with approximately 5,000 SF of office space.

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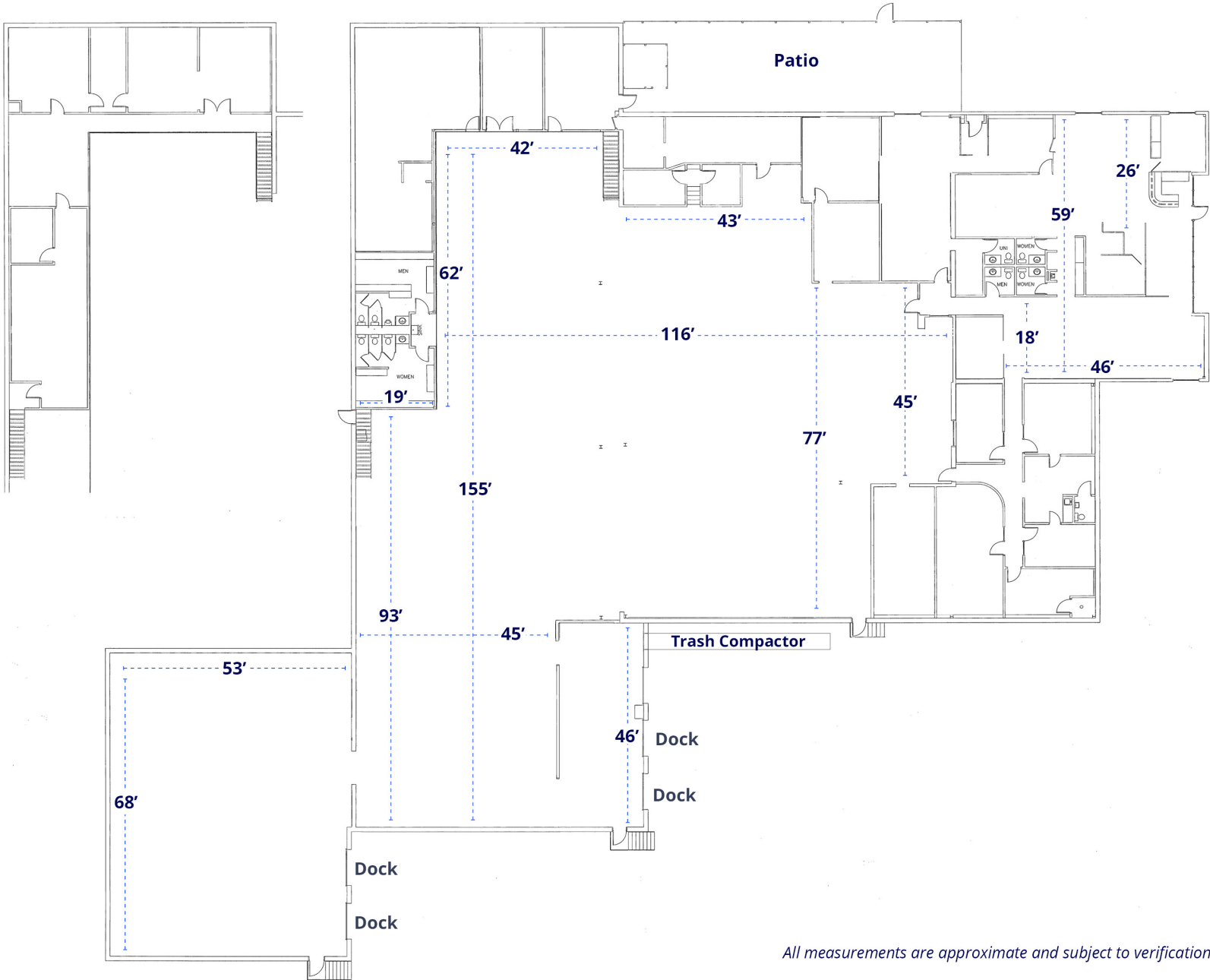
Images



Property Specifics

Located immediately south of 94th & F Streets, this building has excellent Interstate access at 84th & L Streets, high visibility and ample parking to serve many uses. Currently vacant, the building has been well-kept by the prior tenant throughout their lease term. Formerly operated as a label printing company utilizing 11 printing machines, there is a high level of power to the building.

Floor Plan



All measurements are approximate and subject to verification.

Aerial




S 94th St

Aerial



 **Estimated Average Daily Traffic - 203,000 Total Vehicles**
North: 33,000 | South: 45,000
East: 164,000 | West: 164,000

 **Estimated Average Daily Traffic - 195,500 Total Vehicles**
North: 151,000 | South: 151,000
East: 36,000 | West: 153,000

 **Site**

L Street

96th St

Q Street

84th St

108th St

Interstate 680

Interstate 80

Interstate 80

Industrial for Lease

4130 South 94th Street, Omaha, NE 68117

Type of Listing	Industrial for Lease
Price	\$11.00, PSF
Operating Type	NNN
Est. Expenses	\$3.00, PSF (2026)
Total Building SF	31,000 SF
Office Area	5,000 SF
Availability	Immediately
Lot Size	2.02 AC
Year Built	1974 / 2013
Zoning	GI
Construction	Masonry
Roof	Single-ply membrane
Ceiling Height	30'
HVAC	Fully climate controlled
Column Spacing	40' x 40'
Drive Doors	None
Dock Doors	Four
Power	480V, 3-phase (over 2,000 amps of service)
Sprinkler	Yes, ESFR
Floor Drain	Yes
Restrooms	Five
Intersection	94th & F St
Submarket	South Central

Contact us:

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** Broker may have beneficial interest
in this property*

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