

# 6636 F STREET

## OMAHA, NE 68117



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### Building information

Type of Listing:	Industrial for Lease	Intersection:	72 <sup>ND</sup> & F Street
Price:	\$6.00/SF	Submarket:	
Operating Type:	MG		
Est. Expenses:	\$2.00/SF (2019)	Drive-In Doors:	One (1 – 14 x 12)
Available:	Immediately	Dock-High Doors:	Three (3 – 10 x 12)
Total SF Available:	24,000 SF	Construction:	Block and steel
Total Building SF:	53,700 SF	Heat & A/C:	Forced air
Office Area:	2,000 SF	A/C:	Office only
Year Built:	1962	Roof:	TPO membrane
Zoning:	GI	Power:	3 phase
Ceiling Height:	24'	Floor Drain:	Yes
Column Spacing:	30' x 24'	Sprinkler:	Yes
Lot DIM/Size:	4 acres	Restrooms:	Two (2)
		Length of Lease:	Negotiable
		TI Allowance:	Negotiable
		Rent Escalator:	Negotiable
		Lease Form:	Landlord's

### Overview

Ideally located near I-80, modern warehouse, recently renovated with large storage yard. Potential for rail serve access and office space for tenants.

*Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.*

### Contact us

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FOR LEASE > INDUSTRIAL SPACE

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## Aerial



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