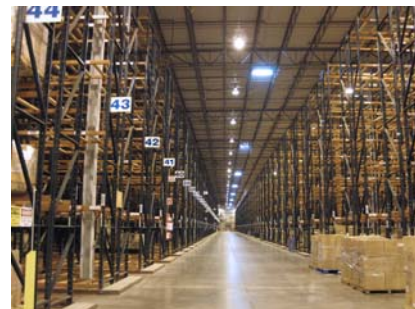


ORIENTAL TRADING WAREHOUSE

11112 "I" STREET, OMAHA, NE 68137



Accelerating success.



Building information

Type of Listing:	Industrial for Lease	Intersection:	111 th & I Street
Lease Price:	\$4.50/SF *	LoopNet #:	19141298
Per Pallet Price:	\$4.50 per pallet/per month		
Operating Type:	NNN		
Est. Expenses:	\$1.90/SF (2018)	Drive-In Doors:	One (1)
Available:	Immediately	Dock-High Doors:	Eleven (11)
Total SF Available:	130,851 SF	Construction:	Tilt up concrete
Pallet Space Available:	20,000 Pallet Positions	Heat:	Yes
Total Building SF:	350,000 SF	Roof:	Rubber membrane
Year Built:	1995	Power:	3 phase
Zoning:	GI	Floor Drain:	No
Ceiling Height:	40'	Sprinkler:	ESFR
Column Spacing:	43' x 40'	Restrooms:	Yes
Racking:	Fully racked	Lot DIM/Size:	9.32 Acres

Length of Lease:	Negotiable	Rent Escalator:	Negotiable
TI Allowance:	Negotiable	Lease Form:	Landlord's

Overview

State of the art Class "A" warehouse featuring 40' ceiling height, fully racked with approximately 20,000 pallet positions, 11 dock doors and ESFR sprinkler system.

*Space can be leased or 3PL services provided by Oriental Trading Company. Up to 20,000 pallet positions available as Oriental Trading Company uses the remaining 219,149 square feet.

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by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.

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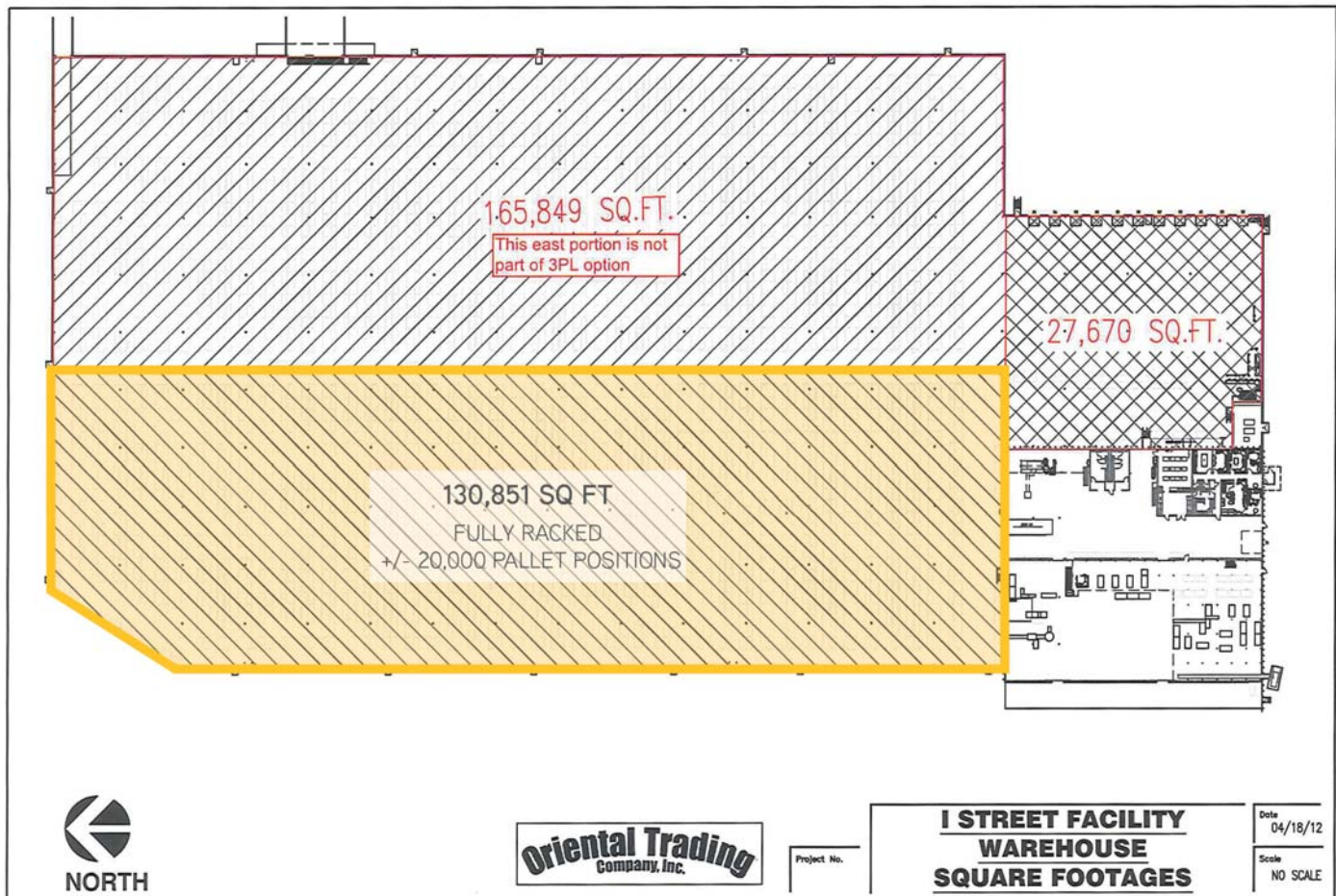
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Site plan



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