

FOR LEASE > INDUSTRIAL SPACE

# 5920 SOUTH 118<sup>TH</sup> CIRCLE

OMAHA, NE 68137



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## Building information

Type of Listing:	Flex for Lease/Sublease	Intersection:	118 <sup>th</sup> Circle & Y St
Price:	\$8.50/SF	Submarket:	Sarpy West
Operating Type:	NNN		
Est. Expenses:	\$3.00/SF (2020) To be reassessed after construction	Drive-In Doors:	Two (2)
Available:	Immediately	Dock-High Doors:	None
Total SF Available:	2,680 SF	Heat & A/C:	Yes
Min – Max SF:	800 - 2,680 SF	Roof:	
Total Building SF:	10,720 SF	Power:	
Office Area:	Negotiable	Floor Drain:	If needed
Year Built:	2020	Sprinkler:	Yes
Zoning:	Industrial	Restrooms:	Two (2)
Ceiling Height:	20'		

## Overview

New construction flex building with up to 2,680 square feet available. Located off I-80 in the I-80 Gateway Business Park. Centrally located in Omaha.

Suite 101 has a separate entrance.

<u>Suite #:</u>	<u>SF Available:</u>	<u>Length of Lease:</u>	Negotiable
101	800 SF	<u>TI Allowance:</u>	Negotiable
104	2,680 SF	<u>Rent Escalator:</u>	3% annual
		<u>Lease Form:</u>	Landlord's

*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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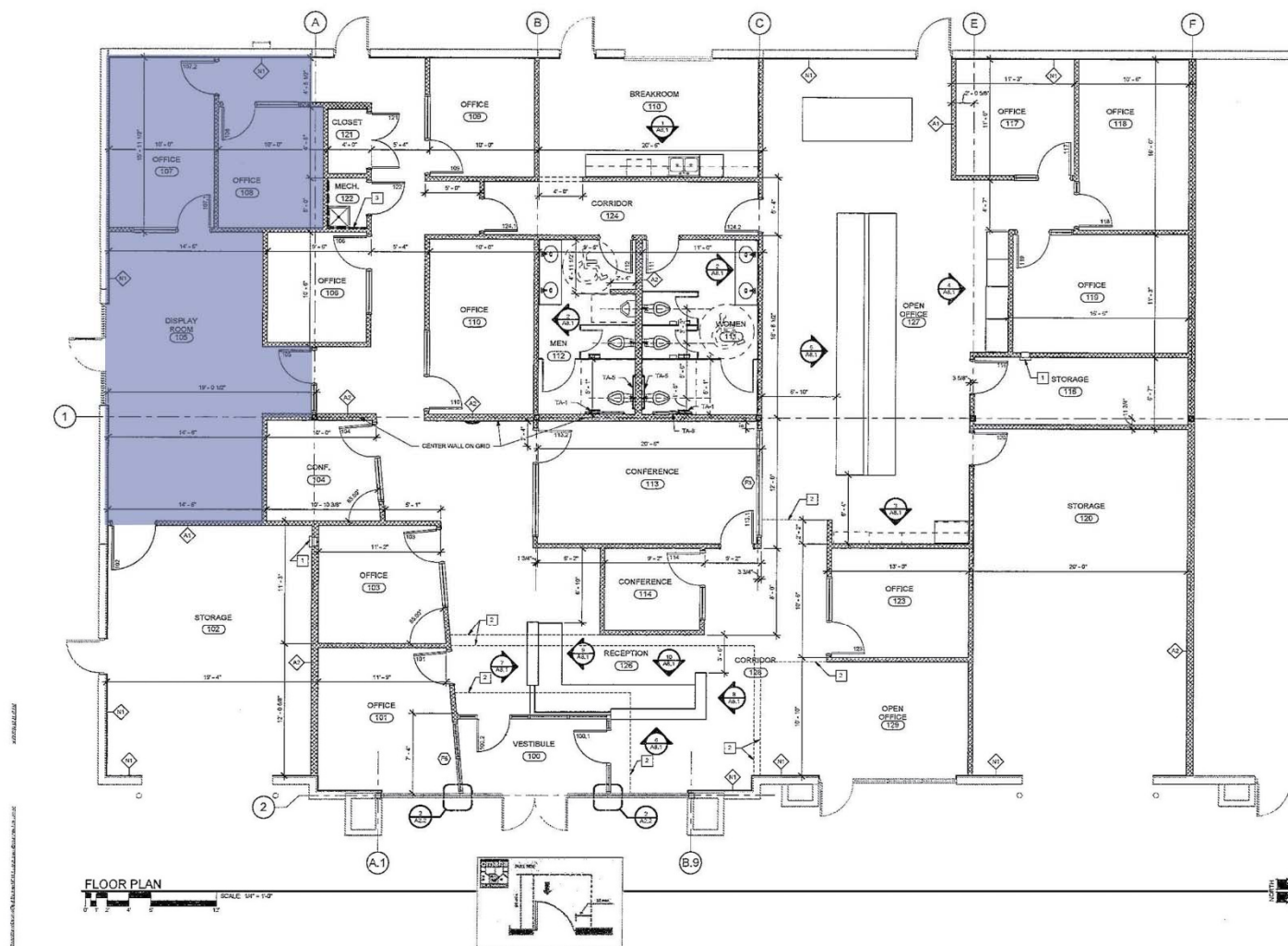
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Suite 101 – 800 SF



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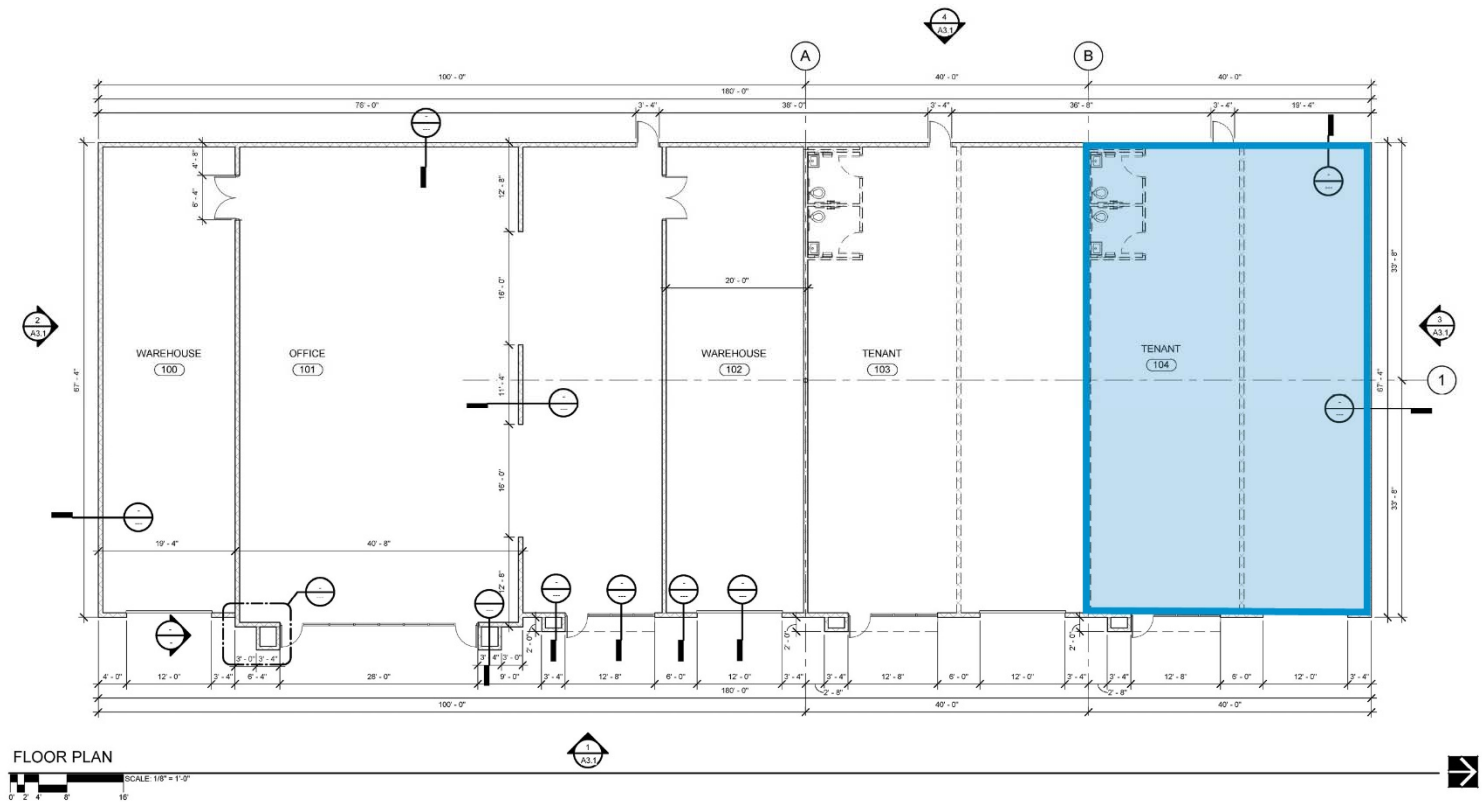
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## Site plan



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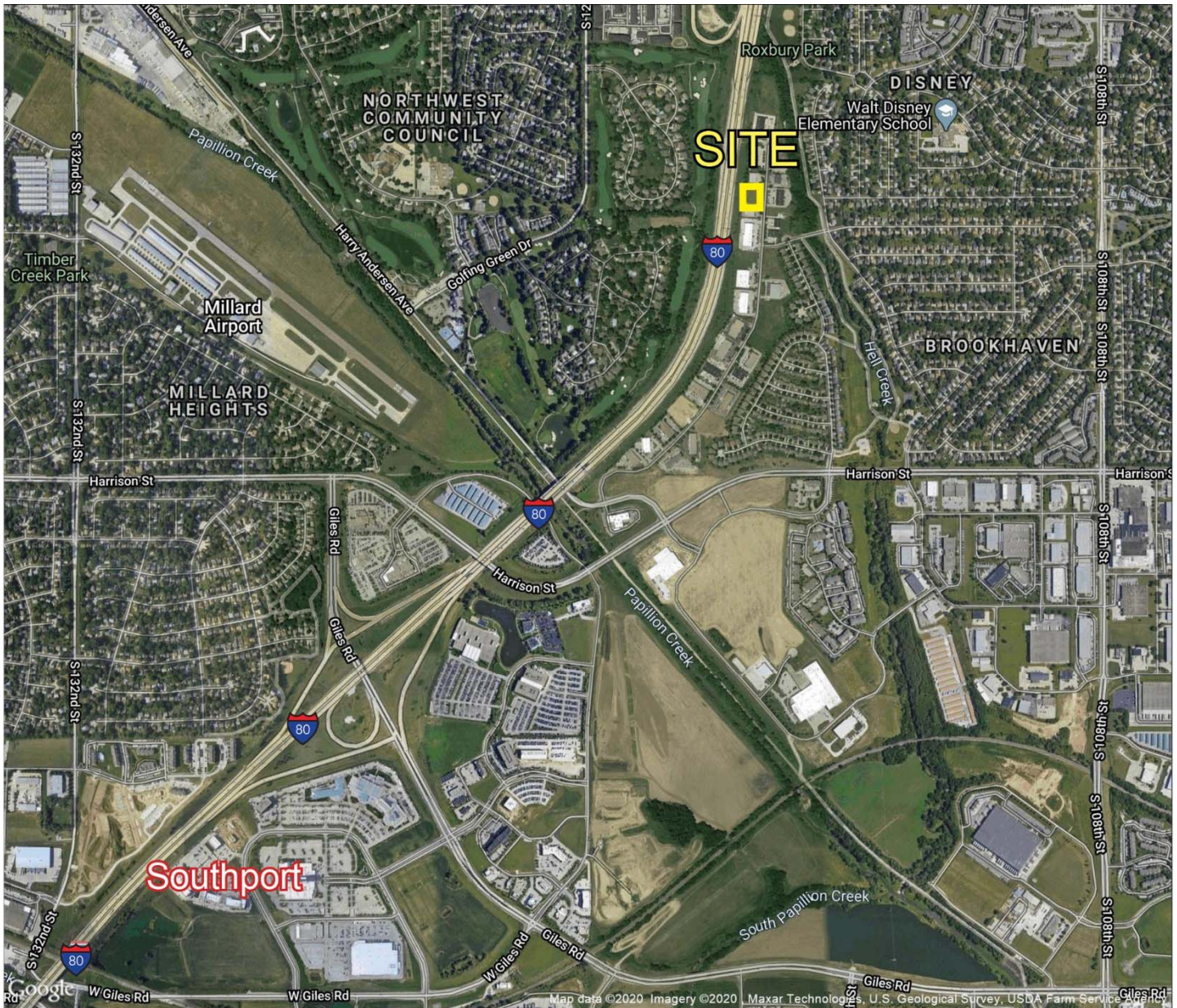
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Aerial



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