



Flex Building for Sale or Lease

724-748 N 109th Court

Omaha, NE 68154

Versatile flex building with office and storage opportunity. Other characteristics include:

- 5,000 - 10,000 SF available
- Pylon signage
- Ability to punch-in overhead doors for on-site storage
- Quickly accessible via West Dodge Road, I-680, North 108th Street and Blondo Street.

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Aerial

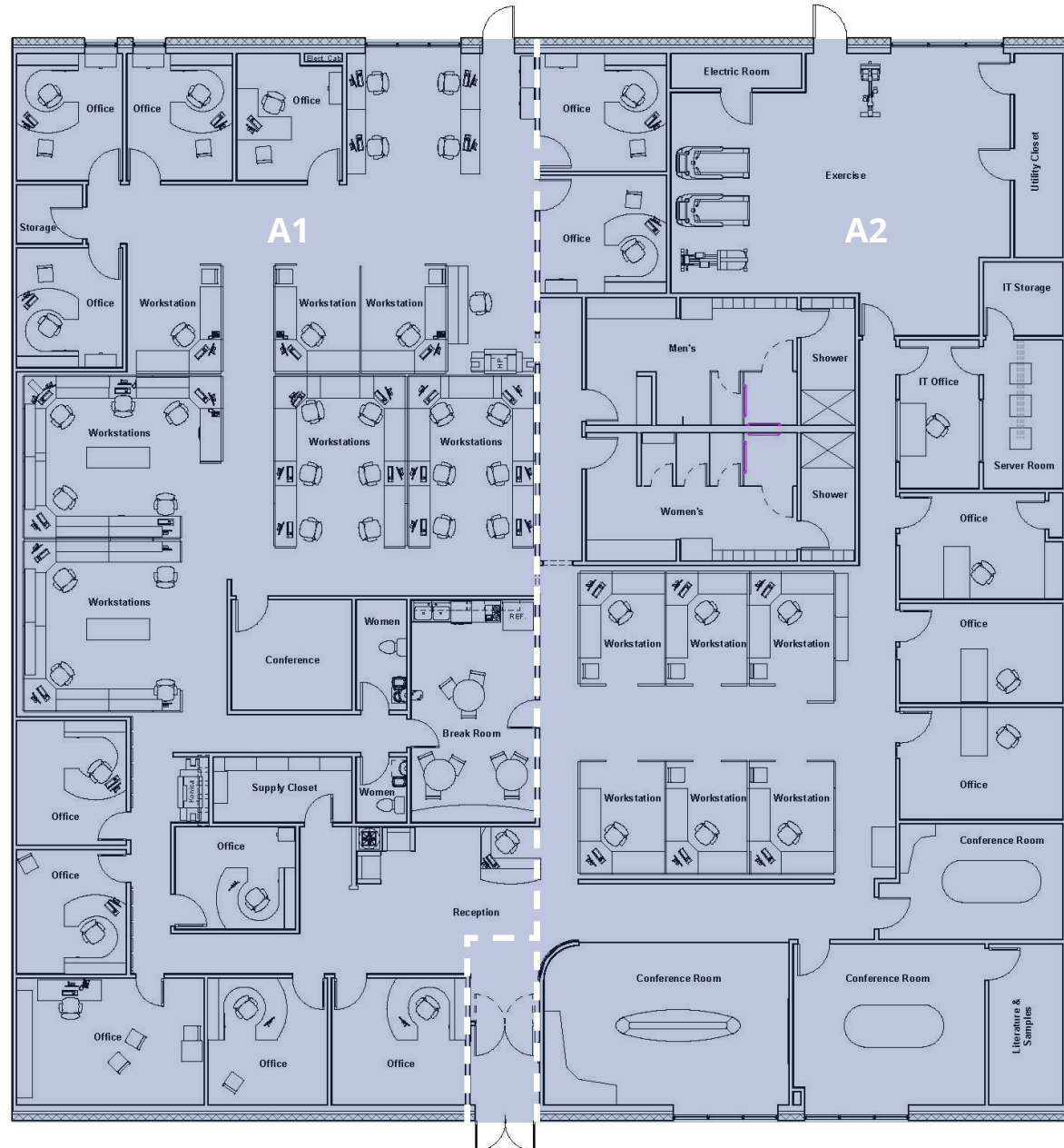


Property Specifics

Sitting on 1.75 acres, this 25,000 SF building can accommodate flexible bay sizing for a number of user types. The back of the building is lined with overhead doors for on-site storage in the facility. Two users currently occupy 60% of the building.

Suite A

5,000 - 10,000 SF



Images



Aerial



Industrial for Sale or Lease

Old Mill Flex Building | 724-748 North 109th Court, Omaha, NE 68154

Type of Listing	Industrial for Sale or Lease
Sale Price	\$3,100,000
Lease Price	\$10.00/PSF
Operating Type	NNN
Estimated Expenses	\$3.82, PSF (2025)
Available	Immediately
Total SF Available	25,000 SF
Total Building SF	25,000 SF
Available for Lease	5,000 - 10,000 SF
Zoning	Community Commercial
Real Estate Taxes	\$36,998.12 (2024)
Lot Size	1.75 acres
Year Built/Renovated	1977 / 2000
Heat & A/C	Throughout building
Construction	Masonry
Roof	Flat
Ceiling Height	12'
Column Spacing	Clear span
Dock Doors	None
Drive-in Doors	3 existing, punch-ins for 2 additional
Power	1 phase
Restrooms	Yes, ADA
Intersection	Mill Valley Rd & N 108th Ave
Submarket	Northwest

Contact us:

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