

### CUSHMAN & LUND WAKEFIELD

## 13706 A STREET

Omaha, NE 68144

1,800 SF WAREHOUSE SPACE AVAILABLE

### **PROPERTY HIGHLIGHTS**

1,800 SF of warehouse space available. This suite has one existing restroom and one 10' x
14' overhead door. This property is conveniently located near 132nd Street and Industrial Road which allows for easy access to Interstate 80.

#### **NOAH LUDWICK**

Associate +1 402 548 4049 noah.ludwick@lundco.com

#### MATT HASENJAGER

Senior Associate +1 402 548 4008 matt.hasenjager@lundco.com 450 Regency Parkway, Suite 200 Omaha, NE 68114 Main +1 402 393 8811 **lundco.com** 



# 13706 A STREET

Omaha, NE 68144

### 1,800 SF AVAILABLE





#### **Property Highlights**

| Address              | 13706 A Street<br>Omaha, NE 68144 |  |
|----------------------|-----------------------------------|--|
| Rental Rate          | \$9.95 SF NNN                     |  |
| NNN Expenses         | \$3.00 PSF                        |  |
| Available SF         | 1,800 SF (30'x60')                |  |
| Total Bldg. SF       | 9,000 SF                          |  |
| Total Site Area      | 0.64 AC                           |  |
| Construction         | Masonry                           |  |
| Year Built/Renovated | 1996/2014                         |  |
| Zoning               | Light Industrial (LI)             |  |
| Drive-Ins            | 1 (10' x 14')                     |  |

#### **Available Space**

| Suite   | SF (Min Max.) | Price / SF | Available   |
|---------|---------------|------------|-------------|
| Suite 5 | 1,800 - 1,800 | \$9.95     | Immediately |

#### **NOAH LUDWICK**

Associate +1 402 548 4049 noah.ludwick@lundco.com

#### MATT HASENJAGER

Senior Associate +1 402 548 4008 matt.hasenjager@lundco.com 450 Regency Parkway, Suite 200 Omaha, NE 68114 Main +1 402 393 8811 **lundco.com** 



## **13706 A STREET**

Omaha, NE 68144

### 1,800 SF AVAILABLE

#### **PHOTOS**







NOAH LUDWICK Associate +1 402 548 4049 noah.ludwick@lundco.com

#### MATT HASENJAGER

Senior Associate +1 402 548 4008 matt.hasenjager@lundco.com 450 Regency Parkway, Suite 200 Omaha, NE 68114 Main +1 402 393 8811 **lundco.com** 

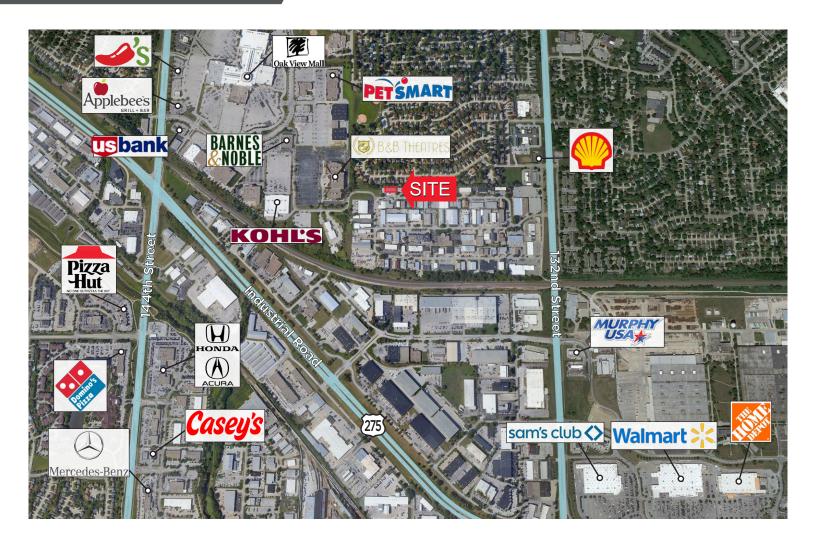


## **13706 A STREET**

Omaha, NE 68144

1,800 SF AVAILABLE

#### AREA TRADE MAP



#### **NOAH LUDWICK**

Associate +1 402 548 4049 noah.ludwick@lundco.com

#### MATT HASENJAGER

Senior Associate +1 402 548 4008 matt.hasenjager@lundco.com 450 Regency Parkway, Suite 200 Omaha, NE 68114 Main +1 402 393 8811 **lundco.com**