



# 4,920 SF Industrial Flex Building Lease Rate: \$6.95 PSF NNN

4,920 SF flex space with approximately 1,840 SF of nicely finished office space. Outside storage available. Warehouse offers tall 20' ceilings, floor drains and two remote 12' x 14' overhead doors. Great space for a variety of users within minutes of I-680, just off the intersection of 90th Street and Blair High Road.

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#### CUSHMAN & LUND WAKEFIELD

FOR LEASE 6225 & 6221 N. 89th Circle Omaha, NE 68134

**Property Highlights** 



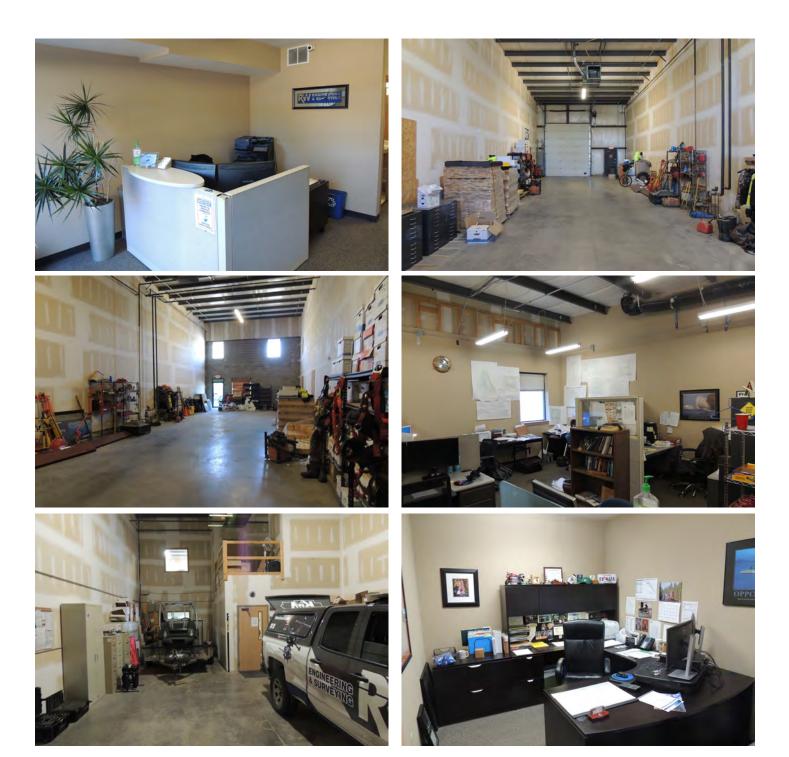
# Availability

Lease Rate	\$6.95 PSF NNN	Clearance Height	20'
Total Available	4,920 SF	Power	250 Amps, 3 Phase
	1,840 SF (Office, including mezzanine area)	Heat	Gas Forced Air
	3,080 SF (Warehouse)	AC	Office Only
Building Size	19,840 SF	Roof	Metal
Year Built	2005	Drive-In Doors	2 - 12' x 14'
Building Construction	Metal/Steel Frame		
Total Site Area	3.87 AC	Garage Door Opener	Yes
Zoning	General Industrial	Outdoor Storage	Yes

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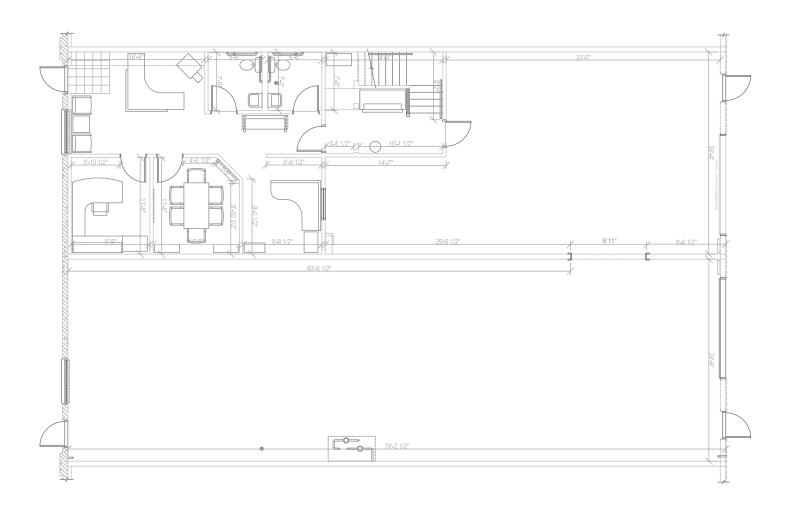
### **Property Photos**



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### **Main Level**

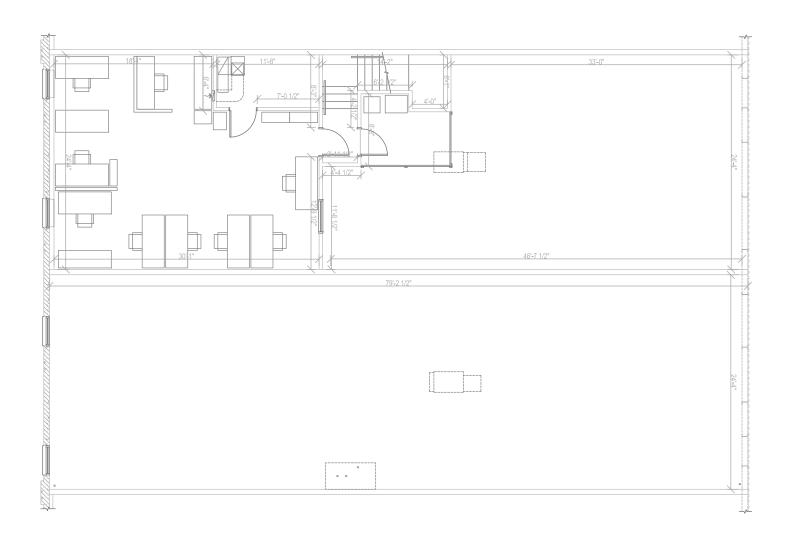


\*Furniture not included

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# **Mezzanine Level**



\*Furniture not included

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