



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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Availability

Lease Rate	\$6.95 PSF NNN
Total Available	4,920 SF
	1,840 SF (Office, including mezzanine area)
	3,080 SF (Warehouse)
Building Size	19,840 SF
Year Built	2005
Building Construction	Metal/Steel Frame
Total Site Area	3.87 AC
Zoning	General Industrial

Property Highlights

Clearance Height	20'
Power	250 Amps, 3 Phase
Heat	Gas Forced Air
AC	Office Only
Roof	Metal
Drive-In Doors	2 - 12' x 14'
Garage Door Opener	Yes
Outdoor Storage	Yes

Property Photos





LUND
COMPANY

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

This architectural floor plan illustrates the layout of a restaurant, showing the placement of various furniture items and their dimensions. The plan includes a bar area, a dining area with tables and chairs, a kitchen area, and a service area. Dimensions are provided for all major furniture pieces and overall room sections.

Dimensions and Furniture Placement:

- Bar Area:** Located at the top left, with a bar length of 16'-6" and a width of 7'-0".
- Dining Area:** The main area contains several tables and chairs. Key dimensions include:
 - Top left table: 5'-10 1/2" x 11'-5"
 - Top right table: 4'-0 1/2" x 7'-0"
 - Bottom left table: 6'-0" x 11'-5"
 - Bottom right table: 8'-0 1/2" x 11'-5"
 - Bottom right table: 8'-10 1/2" x 11'-5"
 - Bottom right table: 9'-0 1/2" x 11'-5"
 - Bottom right table: 9'-6 1/2" x 11'-5"
 - Bottom right table: 6'-8 1/2" x 11'-5"
 - Bottom right table: 14'-7" x 10'-1 1/2"
 - Bottom right table: 3'-5 1/2" x 10'-1 1/2"
 - Bottom right table: 6'-8 1/2" x 10'-1 1/2"
 - Bottom right table: 29'-6 1/2" x 8'-11"
 - Bottom right table: 9'-6 1/2" x 8'-11"
 - Bottom right table: 60'-6 1/2" x 8'-11"
 - Bottom right table: 79'-2 1/2" x 8'-11"
- Kitchen Area:** Located at the top right, with a width of 7'-0" and a depth of 16'-6".
- Service Area:** Located at the bottom right, with a width of 7'-0" and a depth of 16'-6".

The plan also shows the placement of chairs, stools, and other furniture items, as well as the location of doors and windows. The overall dimensions of the room are 33'-0" wide and 24'-4" deep.

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This architectural floor plan shows a room with several furniture items and their dimensions. The room is bounded by a top wall (33'-0" wide), a bottom wall (79'-2 1/2" wide), and a right wall (24'-4" high). The left wall features a window with a width of 18'-1".

Furniture and Dimensions:

- Top Left:** A desk (18'-1" wide) and a chair (24'-4" high).
- Top Center:** A desk (11'-8" wide) and a chair (24'-4" high).
- Top Right:** A desk (7'-0 1/2" wide) and a chair (24'-4" high).
- Center:** A desk (11'-8 1/2" wide) and a chair (24'-4" high).
- Bottom Left:** A desk (30'-1" wide) and a chair (24'-4" high).
- Bottom Center:** A desk (11'-8 1/2" wide) and a chair (24'-4" high).
- Bottom Right:** A desk (11'-8 1/2" wide) and a chair (24'-4" high).

Other Dimensions:

- Top wall: 33'-0"
- Bottom wall: 79'-2 1/2"
- Right wall: 24'-4"
- Left wall window: 18'-1"
- Desk widths: 11'-8", 7'-0 1/2", 11'-8 1/2", 30'-1", 11'-8 1/2", 11'-8 1/2"
- Chair heights: 24'-4"

*Furniture not included

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