



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.

Andrew Bennett Senior Associate (402) 548 4062 andrew.bennett@lundco.com Michael P. Earl Principal (402) 548 4005 michael.earl@lundco.com 450 Regency Parkway, Suite 200 Omaha, NE 68114 +1 402 393 8811 Iundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

CUSHMAN & LUND WAKEFIELD

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

Property Highlights



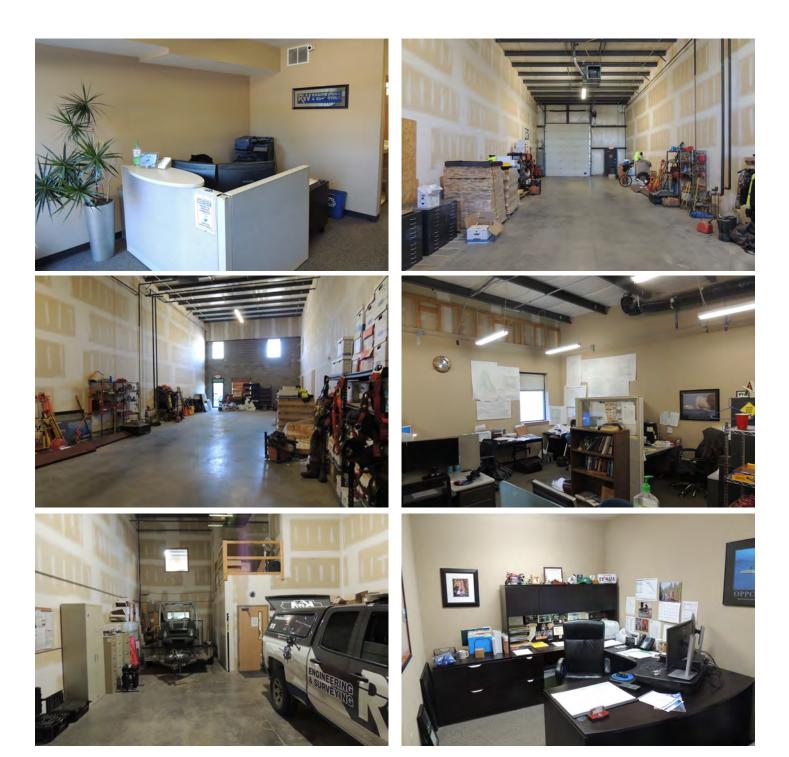
Availability

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

 $Independently\ Owned\ and\ Operated\ /A\ Member\ of\ the\ Cushman\ \&\ Wakefield\ Alliance$



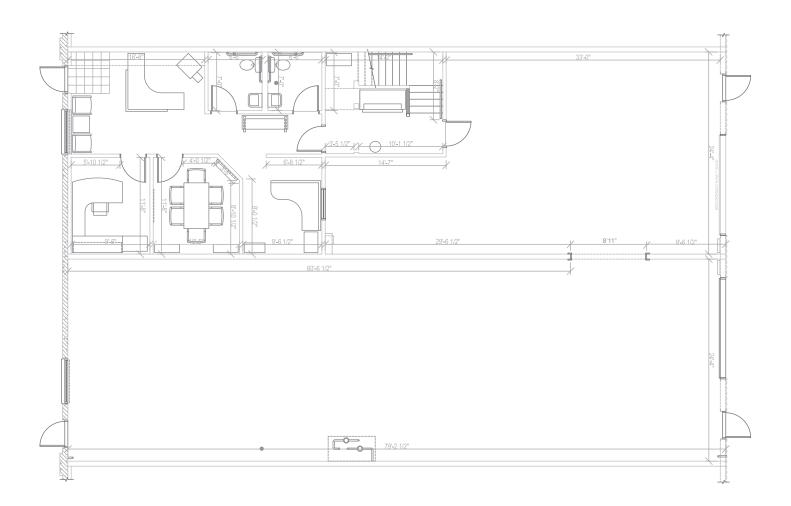
Property Photos



 $Independently\ Owned\ and\ Operated\ /A\ Member\ of\ the\ Cushman\ \&\ Wakefield\ Alliance$



Main Level

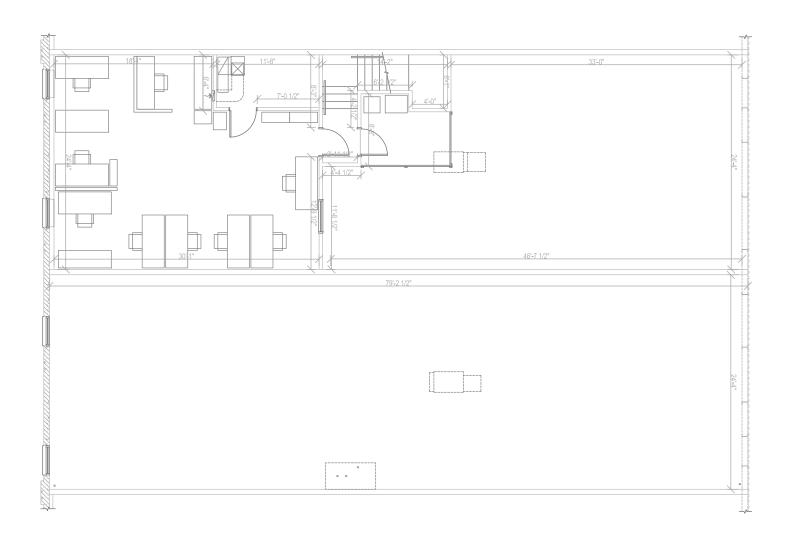


*Furniture not included

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



Mezzanine Level



*Furniture not included

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

CUSHMAN & LUND WAKEFIELD

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





Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance