

# Foxley Industrial Park

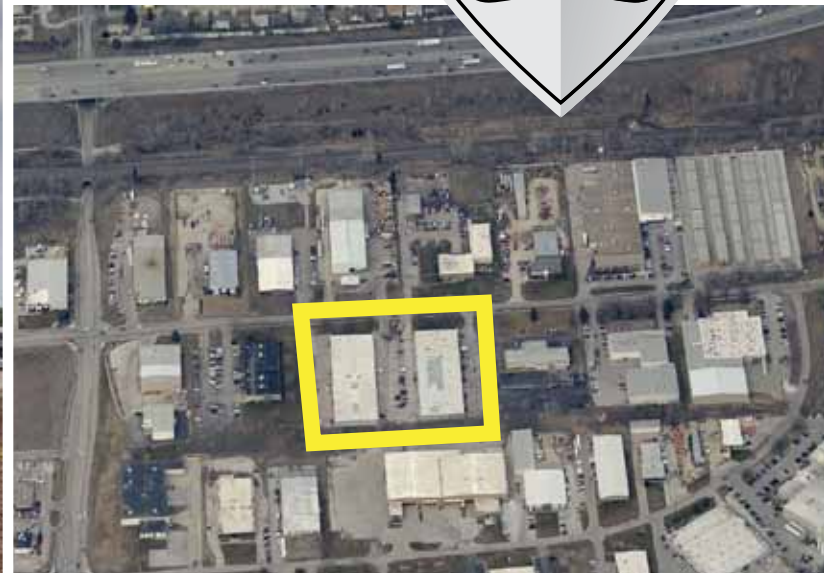
4889 F street Omaha NE

BASE RENT:  
PSF \$5.50

NNN'S:  
\$1.94PSF

SQ/FT:  
6,000

GENERAL AREA:  
49TH AND F ST



## Industrial Space For Lease

### Location Highlights

- Centrally located near I-80
- Site has 3 curb cuts
- Quick access to 60th or 42nd st exits
- Dock and Drive in door
- Office space upfront warehouse in the back

### Property Data

Roof Type	Standing Seam Metal
Zoning	GI General Industrial
Parking ratio:	1.4 / 1,000
Year Built:	1974 renovation completed in 2020
Fire Sprinklers:	No
Ceiling Height:	15' minimum .
Dock Doors:	Yes
Drive In Doors	Yes
Floor Plans:	Yes contact Leasing Agent.
Facade	New efis, gutters and downspouts in 2020



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### McGREGOR INTERESTS, INC.

11750 Stonegate Circle  
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## Suite

## Size

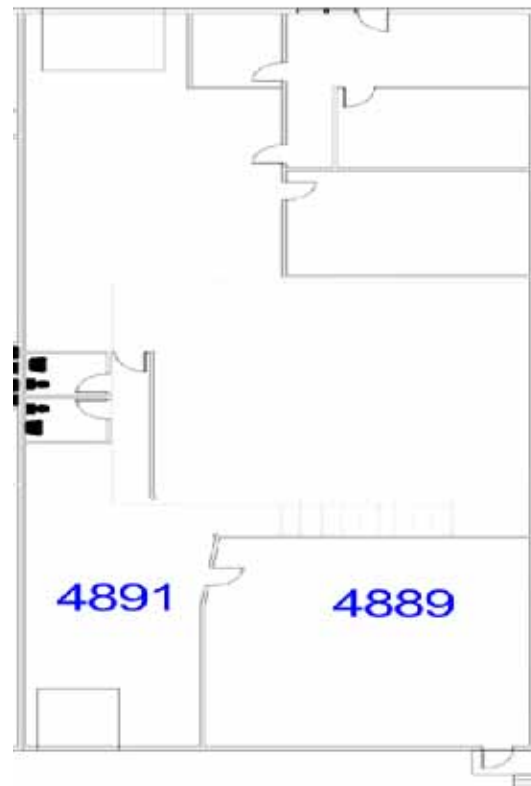
## Rent PSF

## Floorplan

4889	6,000	\$5.50 NNN
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## Suite Data

Layout	existing
Office	approx 1,000 sqft
Building Depth	120'
Column Spacing	30'
Heating and cooling	office HVAC warehouse has radiant heat
Doors	one dock doors, 8'x8' one drive in door, 12'x12'
Availablility	Now
3D Walk-Thru	
Video Walk-Thru	<a href="https://youtu.be/PMG2d7MWKK0">https://youtu.be/PMG2d7MWKK0</a>
Add'l Photos	



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