



4421 S 76th Circle | Omaha, NE 68127

Sale: \$2,170,000 | Lease: \$4.95 PSF (NNN)

### Property Features

- Centrally located industrial concentrated area with easy truck access to I-80
- Ample outside storage with functional truck court
- Nine (9) grade level and four (4) dock high doors
- Leasing options available

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Todd Schneidewind**

Senior Vice President  
402 255 6088  
[tschneidewind@npdodge.com](mailto:tschneidewind@npdodge.com)

**Bryan Hartmann**

Senior Vice President, CCIM  
402 255 6080  
[bhartmann@npdodge.com](mailto:bhartmann@npdodge.com)



## Building Details

Building Size	37,728 SF
No. Grade Level Doors	9
No. Dock High Doors	4
Dock Description	(4) Interior Dock Doors
Crane Description	Interior Bridge Cranes (negotiable)
Ceiling Height	13 - 20 ft
Minimum Ceiling Height	13.0
Office Space	4400
Number of Floors	1
Year Built	1964
Sprinkler	yes
Restrooms	Yes
HVAC	Gas Forced Air - Radiant heat

## Property Details

Lot Size	1.67 Acres
Dimensions	-
Zoning	GI - General Industrial
Rail Access	N/A
Parking Spaces	20

## Location Details

Market	Omaha/Council Bluffs
Submarket	South Central Omaha
Cross Streets	76th Circle and F Street
County	Douglas
Nearest Interstate	I-80 Interstate

## Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,038	104,573	291,490
Total Population	6,911	249,386	735,997
Average HH Income	\$53,885	\$67,325	\$65,303

## Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
4421 S 76th Circle	\$4.95 SF/yr	NNN	37,728 SF	Negotiable



4421 S 76th Circle

1 mile from I-80

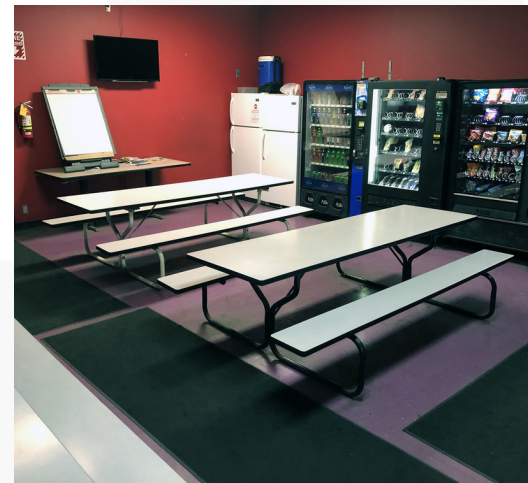








4421 S 76th Circle



**NA**INP Dodge

**Todd Schneidewind**  
Senior Vice President  
+1 402 255 6088  
[tschneidewind@npdodge.com](mailto:tschneidewind@npdodge.com)

**Bryan Hartmann**  
Senior Vice President, CCIM  
+1 402 255 6080  
[bhartmann@npdodge.com](mailto:bhartmann@npdodge.com)

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060 tel  
[nainpdodge.com](http://nainpdodge.com)



4421 S 76th Circle

