



**2,000 SF Industrial Space**  
**Lease Rate: \$6.95 PSF NNN**

This property offers a flex type space with office and warehouse space which includes a 12' x 14' drive in door. Located northeast of Irvington Road and Blair High Road.

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**Availability**

|                 |               |
|-----------------|---------------|
| Lease Rate      | \$6.95 SF NNN |
| Total Available | 2,000 SF      |

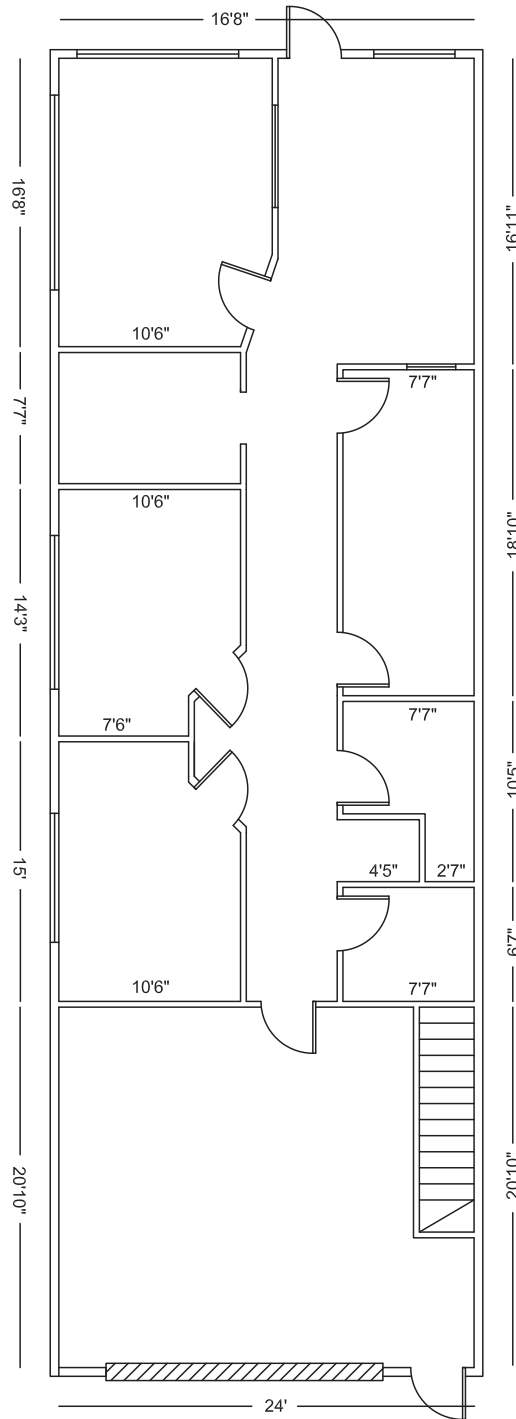
  

| Suite | Square Feet | Price/SF NNN | Date Available |
|-------|-------------|--------------|----------------|
| 6105  | 2,000       | \$6.95       | Immediately    |

**Property Highlights**

|                      |                  |
|----------------------|------------------|
| Building Size        | 19,840 SF        |
| Year Built/Renovated | 2005             |
| Total Site Area      | 3.87 AC          |
| Zoning               | G1               |
| Clearance Height     | 20'              |
| Drive-In Doors       | 12' x 14'        |
| Dock High Doors      | No               |
| Power                | 250 amps 3 phase |
| Operating Expenses   | \$1.68 NNN       |

Floor Plan - 6105

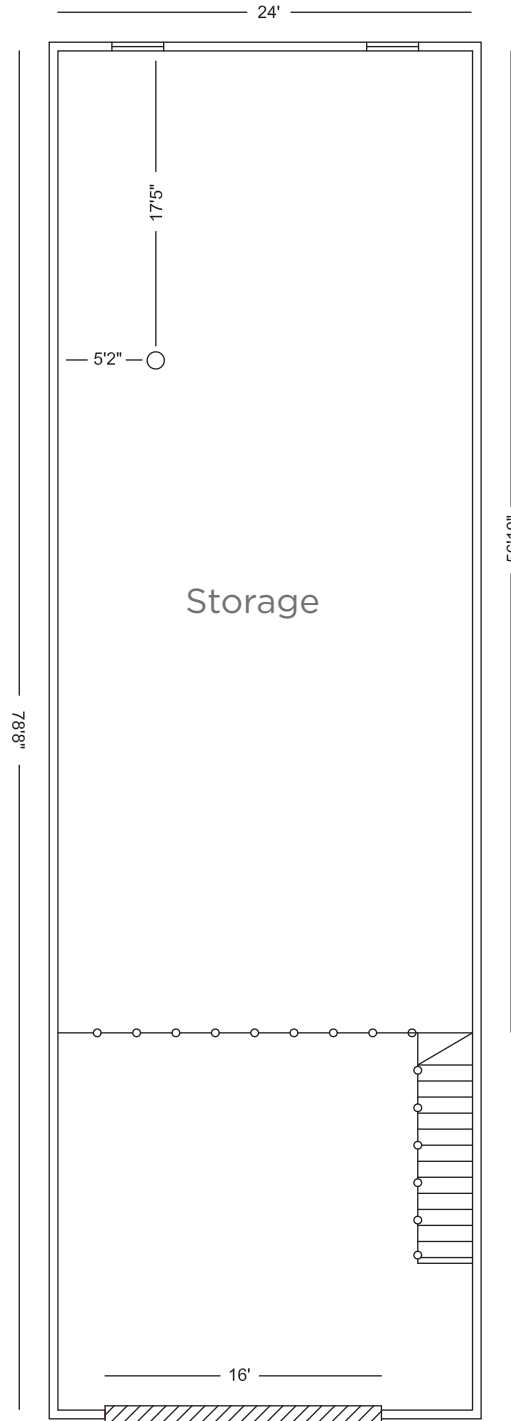


\*\* Floor plan measurements are approximate and are for illustration purposes only.

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Floor Plan - 6105 Upstairs Storage



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**Property Photos - Suite 6105**

Mezzanine Space



# Armstrong Industrial Park

6105 N. 89th Circle, Omaha, NE 68134

