

4433 S 96TH STREET

19,018-69,131 SF | \$5.50 SF/YR NNN

4433 S 96TH STREET, OMAHA, NE 68127



**INVESTORS
REALTY INC.**

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BUILDING INFORMATION

Building Size	69,131 SF
Min Divisible	19,018 SF
Max Contiguous	69,131 SF
Number Of Floors	1
Year Built	1968
Year Last Renovated	2012
Construction Status	Existing
Loading Description	8 Dock Height Doors (5 Covered/Enclosed) 3 Potential Drive-In Doors

PARKING & TRANSPORTATION

Number Of Spaces	74
Parking Type	Surface
Trailer Parking	Yes
Traffic Count	38,900 96th & L Street

SITE INFORMATION

County	Douglas
Zoning	GI
Lot Size	3.77 Acres
Number Of Buildings	1
Location Description	NWC of 96th & J St.
Trailer Parking	Yes

PROPERTY HIGHLIGHTS

- Warehouse/distribution center
- Excellent and easy access to I-680 and I-80
- Centrally located off 96th & L Street
- Corner lot with multiple access points
- Updated in 2012
- Finished offices with conference rooms

OFFERING SUMMARY

LEASE RATE	\$5.50 SF/YR NNN
Available SF	19,018 - 69,131 SF
Property Type	Industrial

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,583	213,967	741,373
Total Households	3,945	90,897	290,749
Average HH Income	\$65,188	\$72,459	\$69,930

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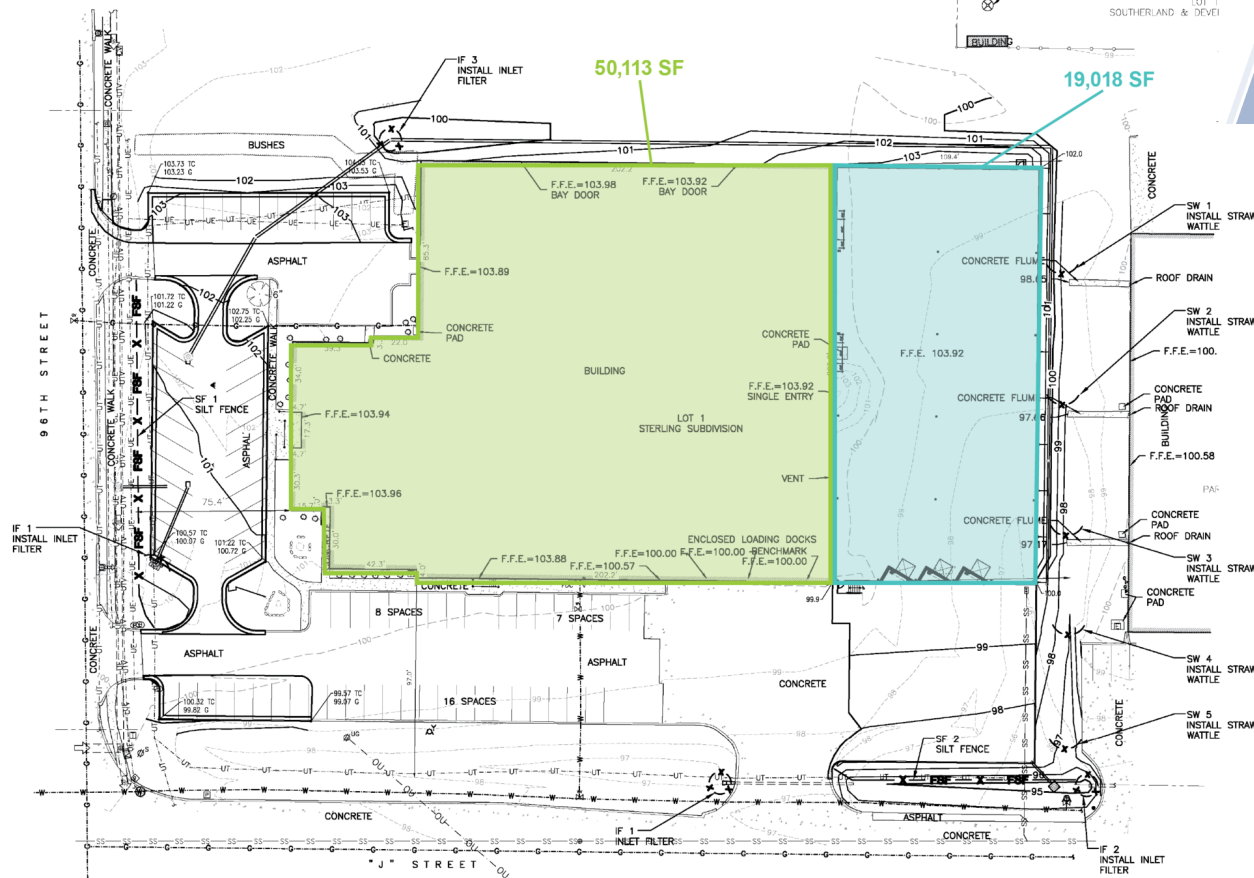
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AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE
1	69,131 SF	\$5.50 SF/yr (NNN)

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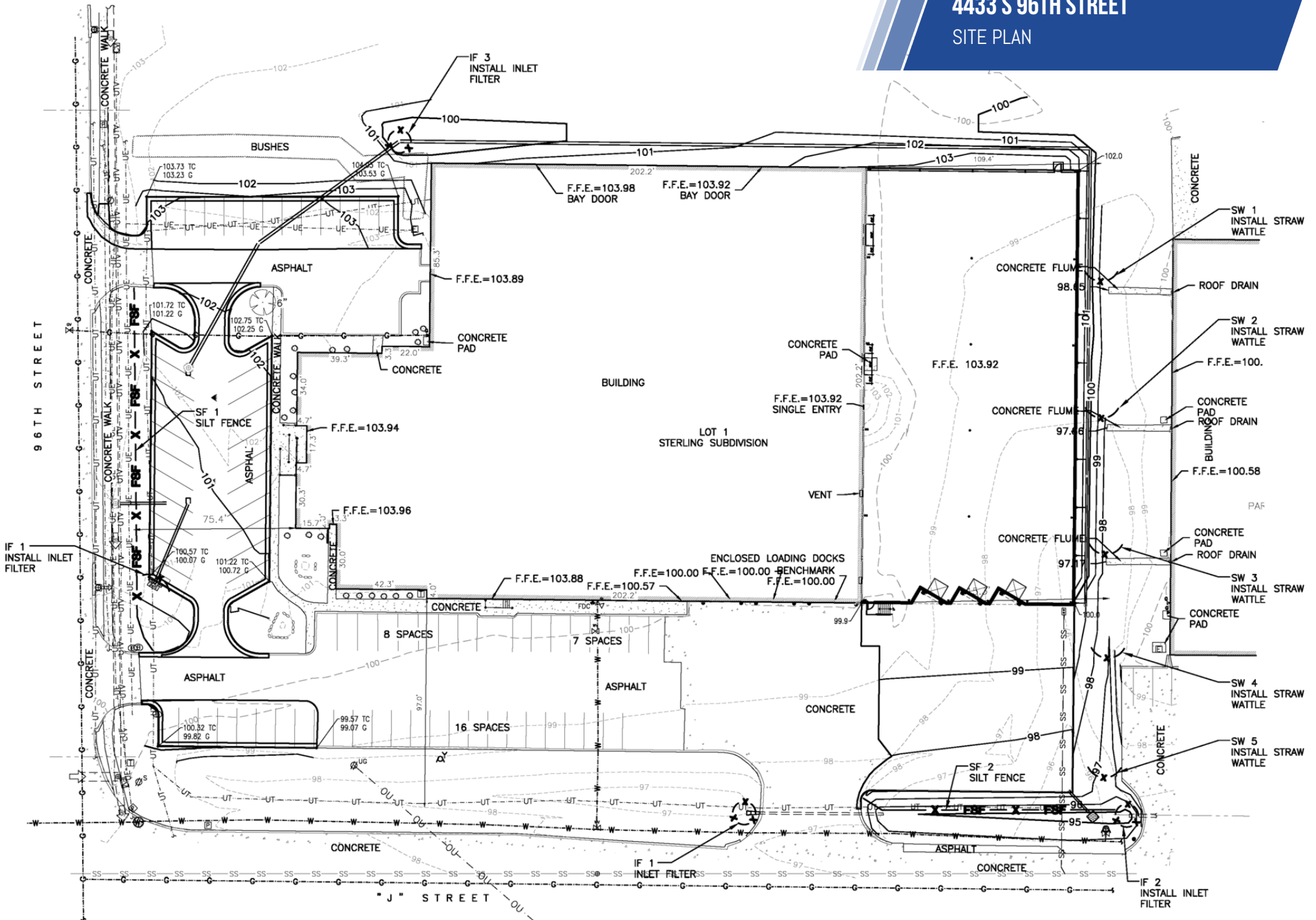
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4433 S 96TH STREET SITE PLAN



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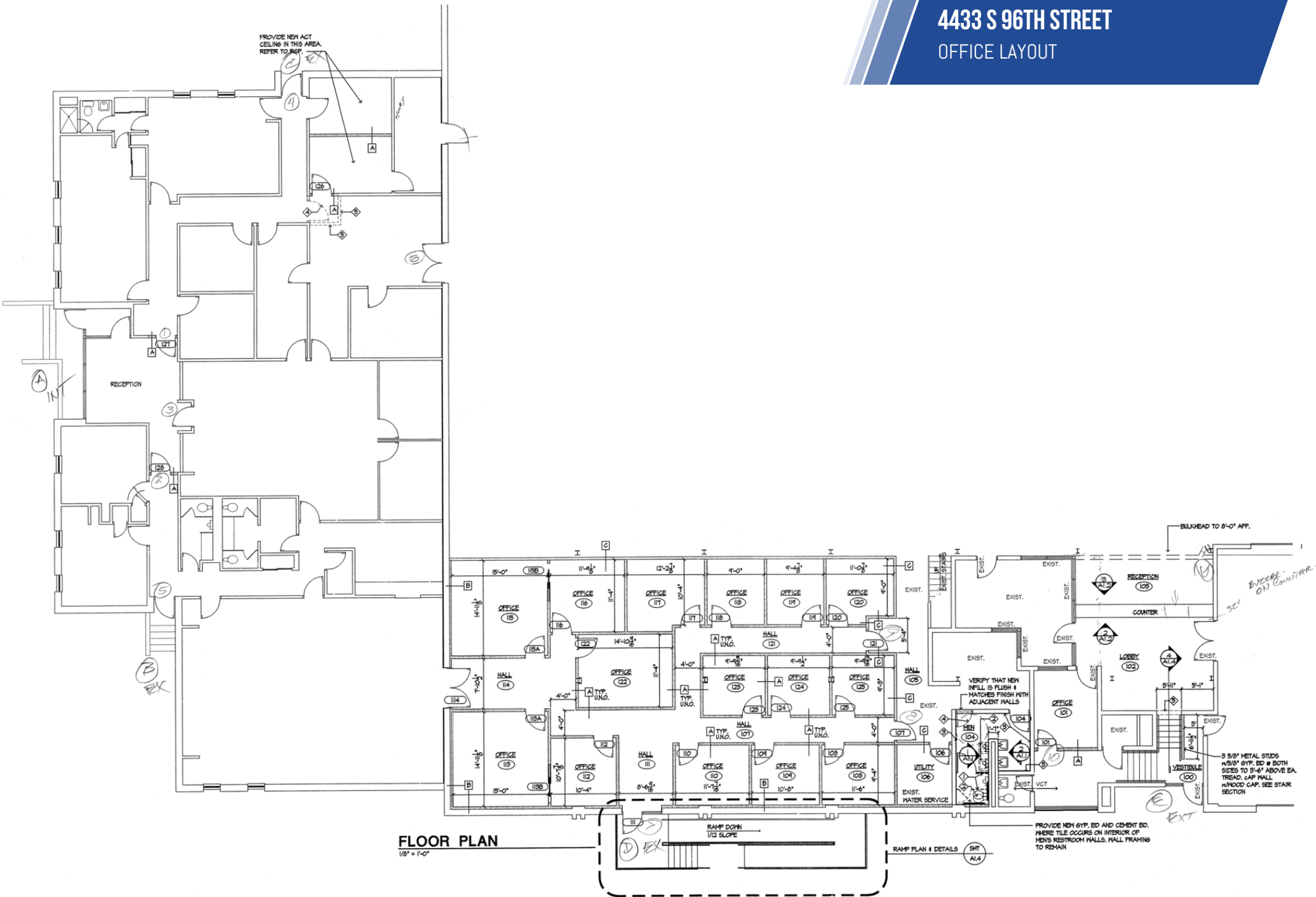
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4433 S 96TH STREET OFFICE LAYOUT



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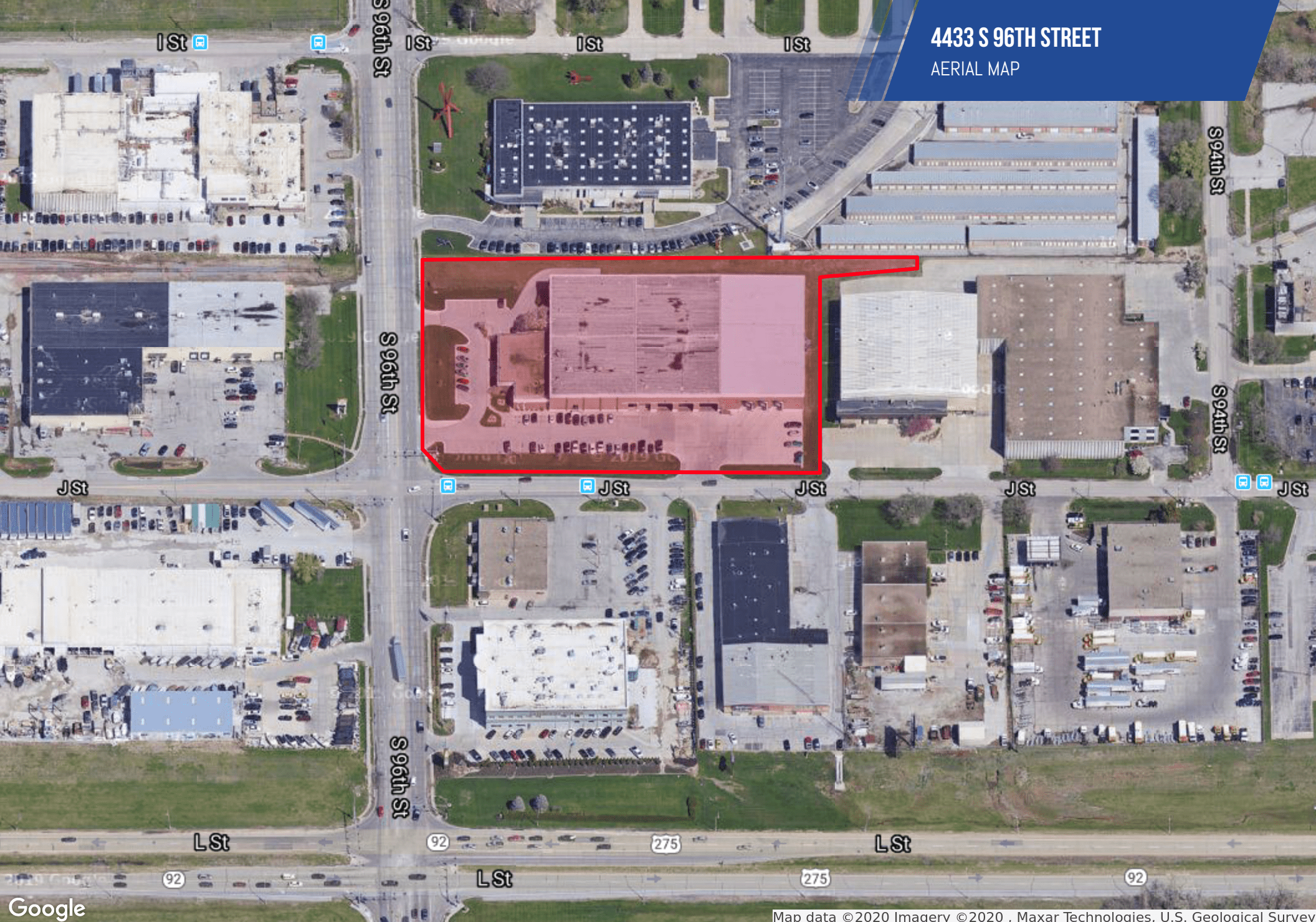
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AERIAL MAP



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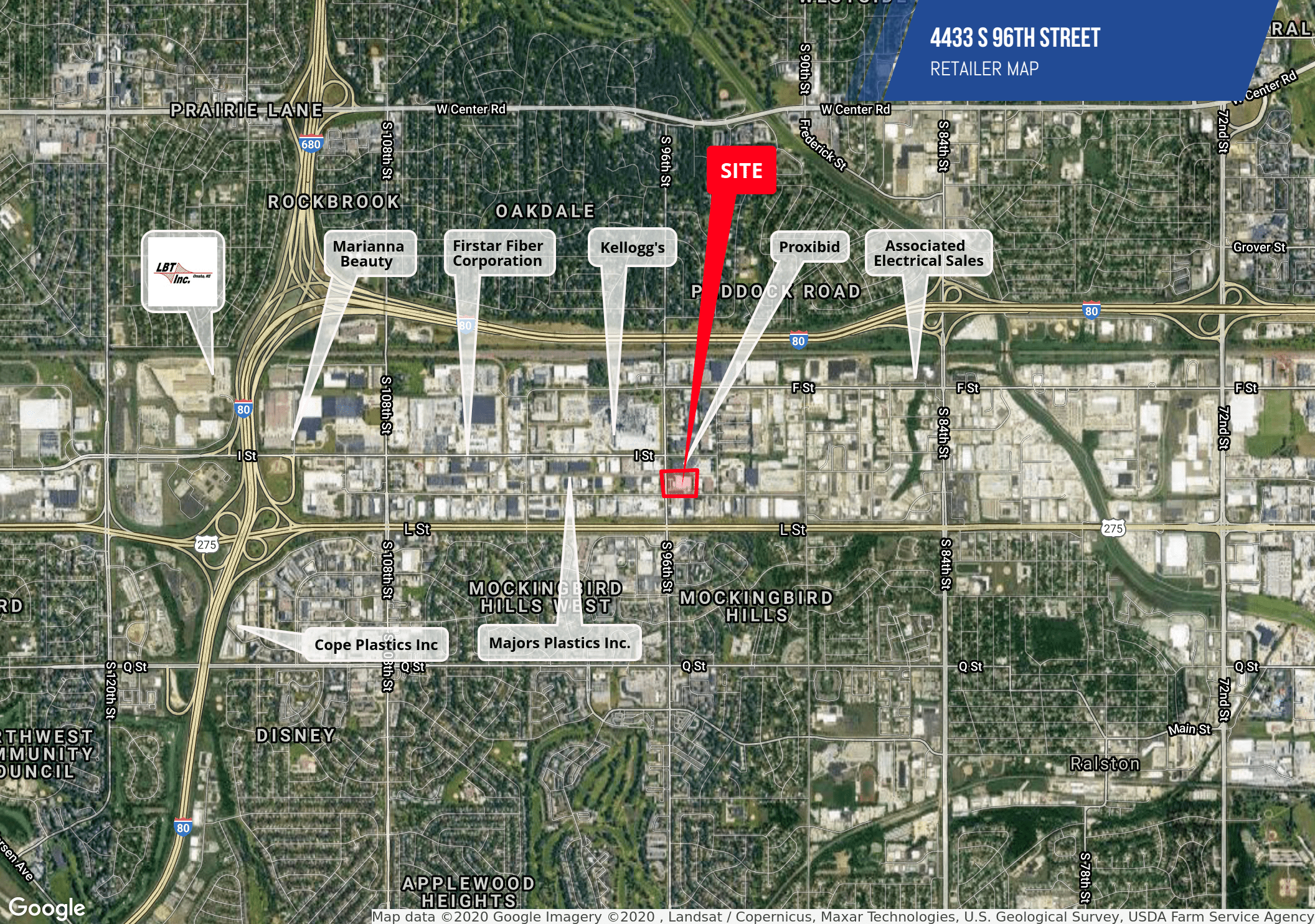
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RETAILER MAP



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ADDITIONAL PHOTOS



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