



4222 D STREET | OMAHA, NE
6,000 SF

INDUSTRIAL | FOR LEASE



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PJ MORGAN
REAL ESTATE



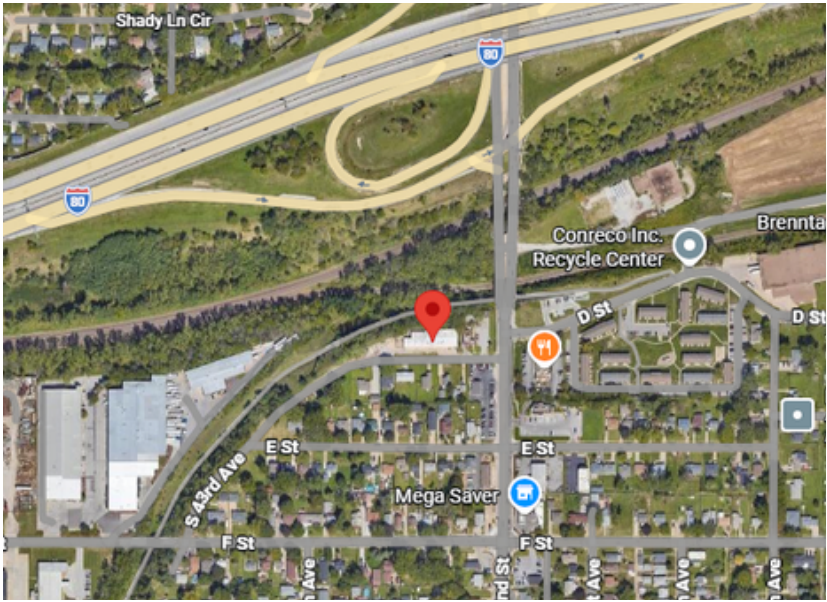
PROPERTY DETAILS

RENT	\$6.50
NNN	\$3.75
SF AVAILABLE	6,000
BUILDING CLASS	C

DESCRIPTION

This versatile 6,000 square foot industrial flex space offers the functionality and accessibility that modern businesses demand. The building features a dock-high door for efficient freight and logistics operations, along with multiple drive-in doors providing easy access for vehicles, equipment, and oversized loads. Whether you're in warehousing, distribution, light manufacturing, or a trade-based business, this space is built to accommodate your operation from day one.

Beyond the warehouse floor, the property also includes a dedicated office area and multiple restrooms, giving your team a comfortable and fully functional base of operations. This space is an ideal fit for a wide range of businesses, including electricians, plumbers, HVAC contractors, roofers, lawn care and landscaping companies, pest control operators, general contractors, and other trade or service-based businesses looking for a professional home base to store equipment, vehicles, and supplies. Situated in Omaha's established industrial corridor, 4222 D St delivers the practicality and flexibility your business needs to operate efficiently. Contact us today to schedule a showing.



PARKING & TRANSPORTATION

PARKING TYPE	Surface
TRAFFIC COUNT	706

PROPERTY & LOCATION HIGHLIGHTS

- Great location on 42nd and D Street
- Seconds off the interstate
- 1 dock door
- 3-10 year lease
- Drive-in door
- Office space

BUILDING INFORMATION

BUILDING SIZE	8,880
NUMBER OF FLOORS	1
YEAR BUILT	1969

ADDITIONAL INFORMATION

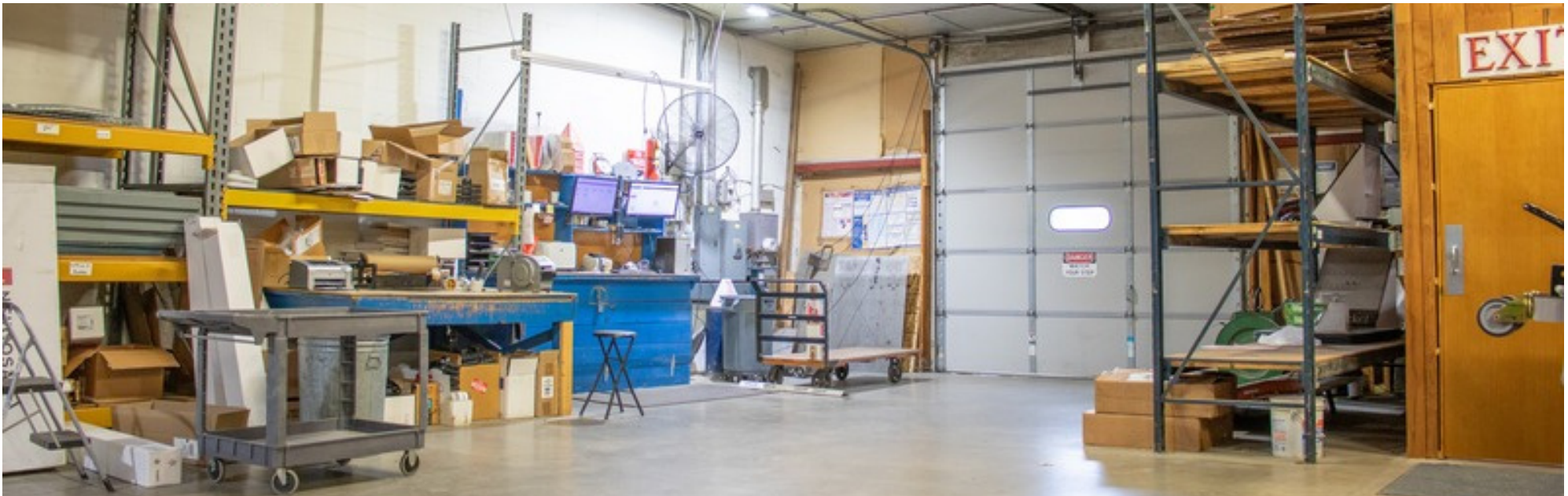
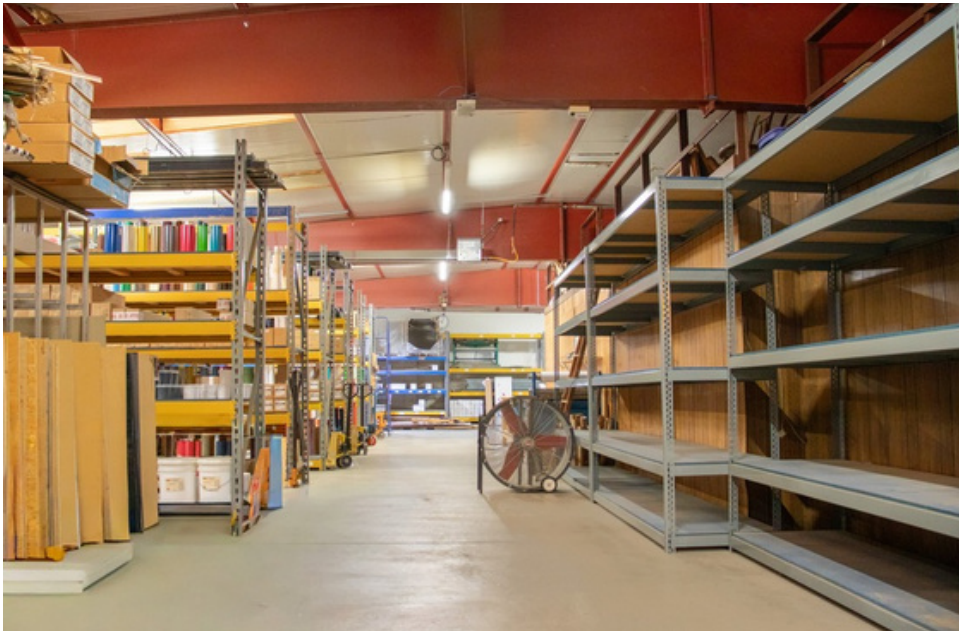
ZONING	GI
NUMBER OF ACRES	0.58

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,434	125,948	276,213
AVERAGE AGE	35.3	34.4	35.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,612	49,747	111,872
PEOPLE PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$73,724	\$77,123	\$88,183
AVERAGE HH VALUE	\$171,248	\$193,254	\$226,537

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PHOTOS

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