

INDUSTRIAL PROPERTY FOR LEASE

4,772 SF Building + Approximately 1.12 Acre Outdoor Storage



Colten Adams
colten@oak-ire.com
402.394.7300

Garrett Smith
garrett@oak-ire.com
402.427.3401



OFFERING SUMMARY

Total Building Area:	4,772 SF
Office:	1,032 SF
Shop/Warehouse:	3,740 SF
Lease Rate:	\$5,000 per month
Lease Type:	Full Service
Bonus Storage:	2,117 SF (Lean-To Storage)
Site Area:	Approximately 1.28 Acres
Outdoor Storage:	Approximately 1.12 Acres
Clear Ceiling Height:	8' 10"

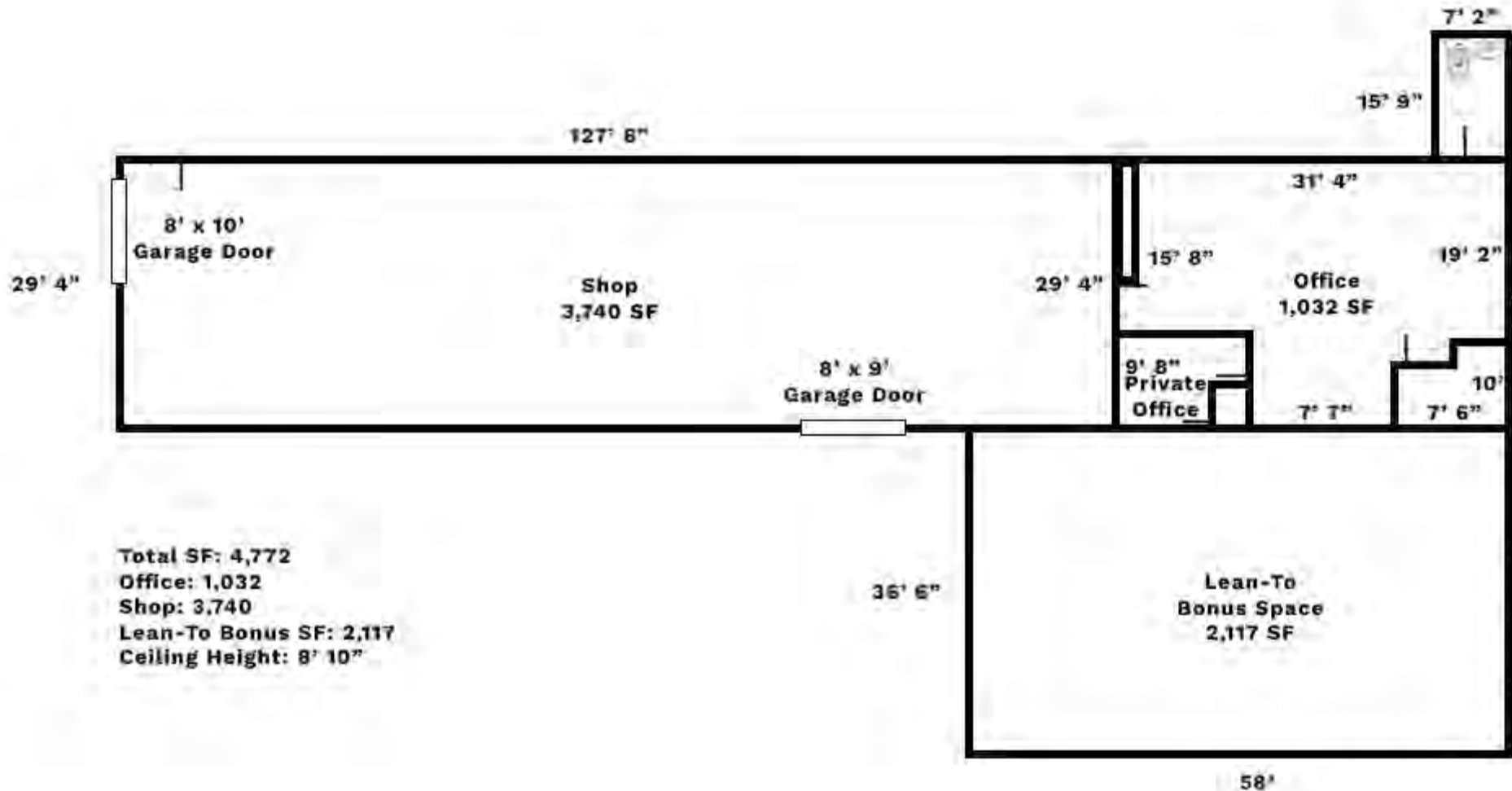
PROPERTY HIGHLIGHTS

- Two (2) drive-in doors
- Two (2) 220V electrical plug-ins in the shop area
- Numerous 120V electrical outlets throughout the building
- Three (3) interior water spigots/taps
- 1,032 SF of office space featuring brand-new carpet and fresh paint
- Recently remodeled restroom with new luxury vinyl plank (LVP) flooring, paint, and fixtures
- Fully insulated shop space equipped with heating and air conditioning
- New LED lighting installed throughout the shop and office areas

Colten Adams
colten@oak-ire.com
402.394.7300

Garrett Smith
garrett@oak-ire.com
402.427.3401

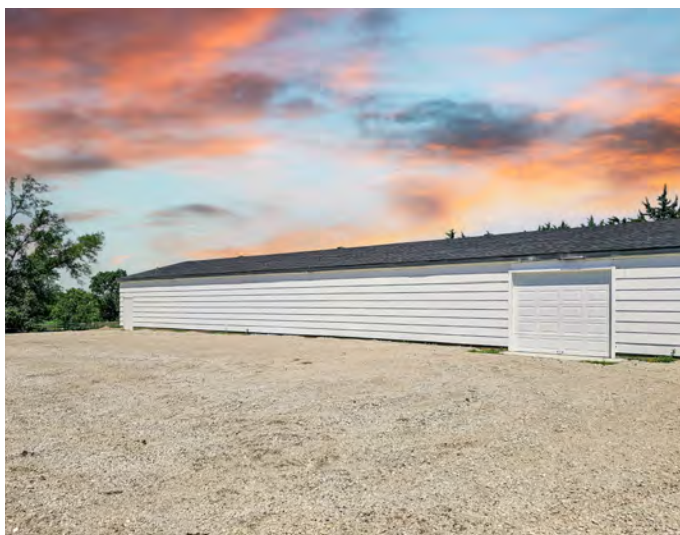
Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Colten Adams
colten@oak-ire.com
402.394.7300

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Colten Adams
colten@oak-ire.com
402.394.7300

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Colten Adams
colten@oak-ire.com
402.394.7300

Garrett Smith
garrett@oak-ire.com
402.427.3401

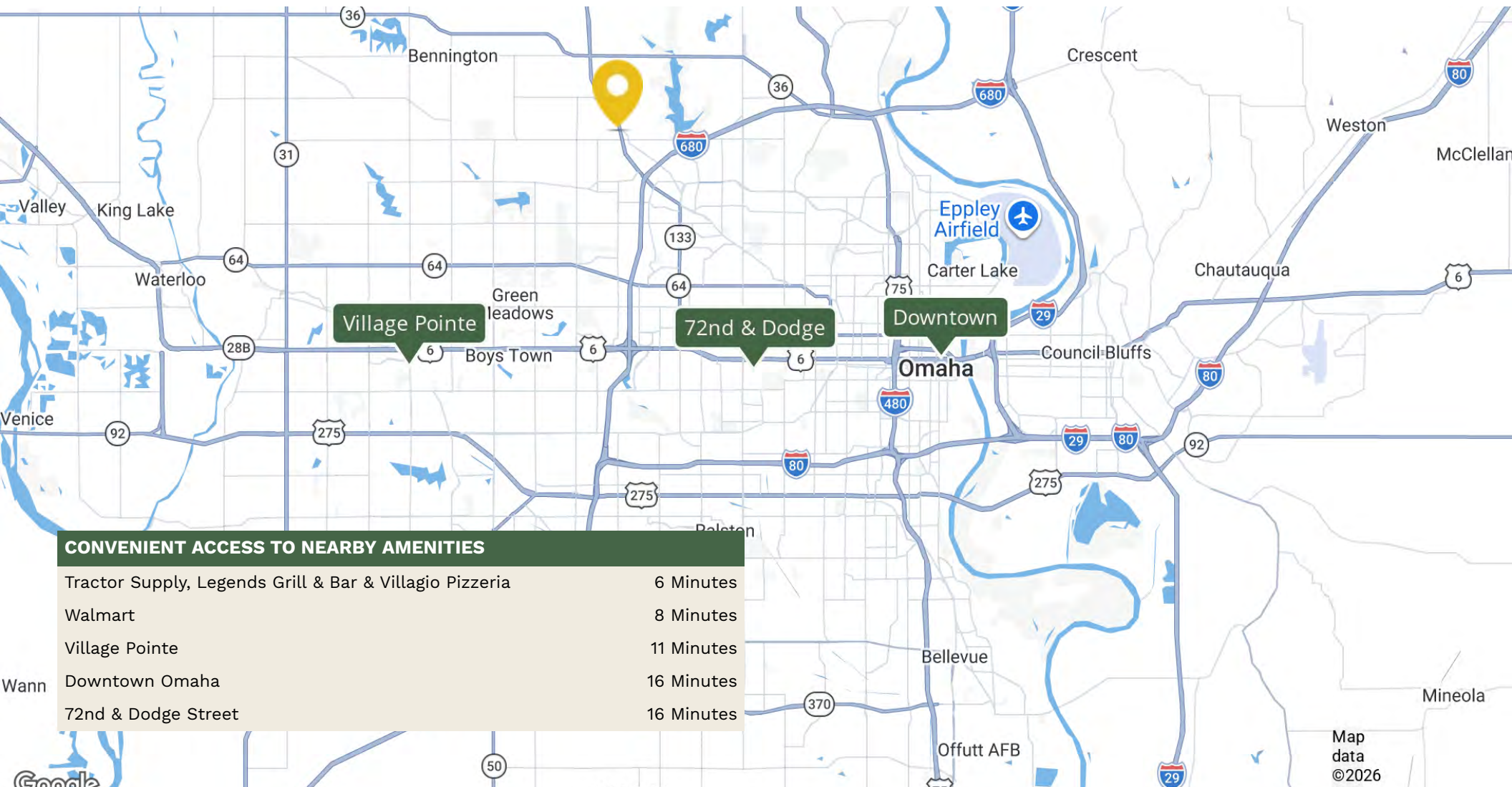
Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Colten Adams
colten@oak-ire.com
402.394.7300

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Colten Adams
colten@oak-ire.com
402.394.7300

Garrett Smith
garrett@oak-ire.com
402.427.3401

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.