

INDUSTRIAL/FLEX

FOR LEASE

BLDG 1
22,000 SF

BLDG 2
22,000 SF



RAINWOOD POINTE

9794 N 109TH AVENUE | OMAHA, NEBRASKA 68142

PROPOSED BUILDING RENDERING



PROPERTY OVERVIEW

RAINWOOD POINTE | FLEX BUILDINGS

FOR LEASE

FOR LEASE

5,500 SF

MINIMUM DIVISIBLE

5,500 - 22,000 SF

SPACE AVAILABLE - EACH BUILDING

\$11.50 PSF

LEASE RATE - NNN

Q4 2026

COMPLETION

SPECIFICS

TWO

22,000 SF BUILDINGS

ONE

12' X 16' DRIVE-IN DOOR PER 5,500 SF BAY

TWO

DOCKS PER 5,500 SF BAY

3.95 AC

LOT SIZE

PROPERTY FEATURES

- New construction on Rainwood Pointe Lot 8
- Each building: ±80' deep x ±275' wide x ±24' tall
- Each bay: ±80' deep x ±68' wide
- Rear of building (per bay):
 - Two dock doors, 8' x 9'
 - One walk-through
- Front of building (per bay):
 - One walk-through door with two side-lights
 - Canopy
 - One drive-through overhead door 12' x 16'
- Street-facing end wall to be EIFS or optional material accents

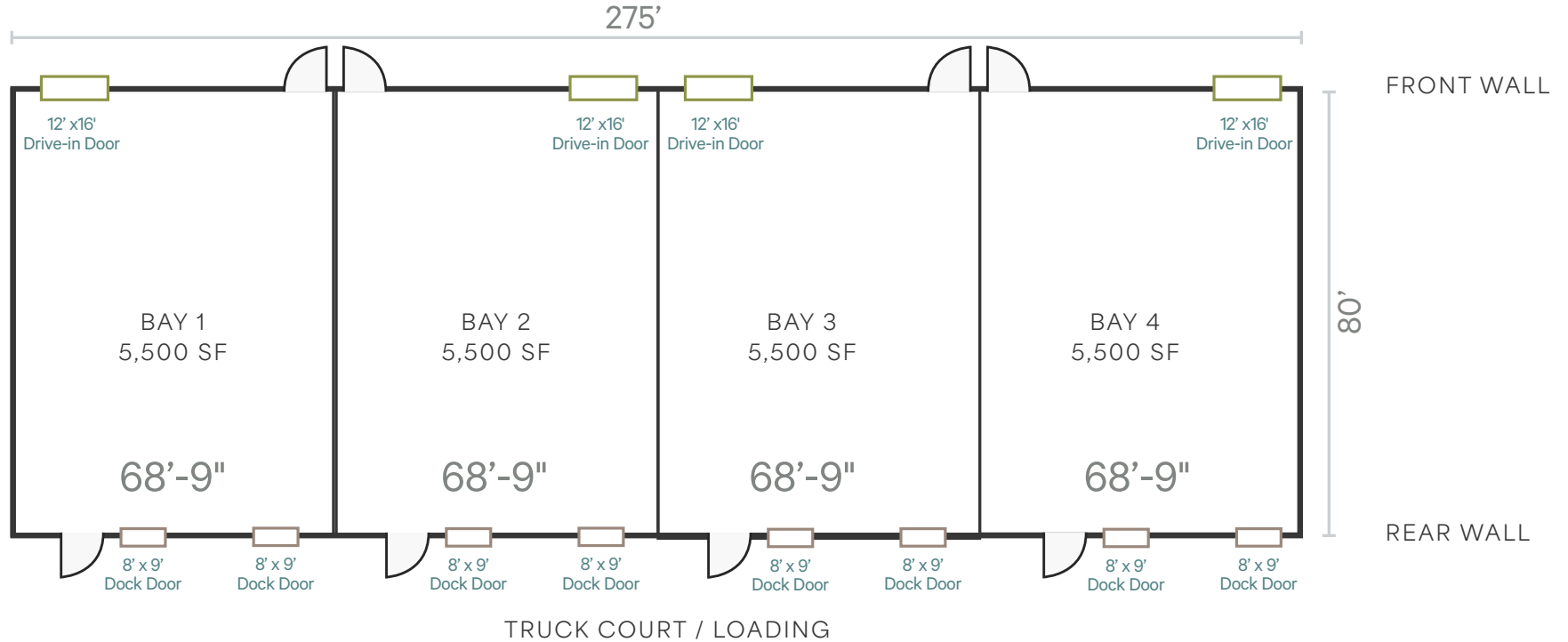


PROPERTY DETAILS

RAINWOOD POINTE | TWO INDUSTRIAL BUILDINGS

FOR LEASE

BUILDING FLOOR PLAN



LEASABLE AREA / BUILDING 1	5,500 - 22,000 SF
MINIMUM DIVISIBLE AREA	5,500 SF
LEASE TERM	NEGOTIABLE
LEASE TYPE	NNN
UTILITIES BY LANDLORD	WATER
UTILITIES BY TENANT	ELECTRICITY & INTERNET
TENANT IMPROVEMENTS	NEGOTIABLE



LOCATION AERIAL

RAINWOOD POINTE | TWO INDUSTRIAL BUILDINGS

FOR LEASE



LOCATION AERIAL

RAINWOOD POINTE | TWO INDUSTRIAL BUILDINGS

FOR LEASE



FUTURE INDUSTRIAL USE AERIAL





RAINWOOD POINTE

FOR LEASE

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