



7407 IRVINGTON ROAD | OMAHA, NE
23,232 SF

INDUSTRIAL BUILDING | FOR SUBLEASE



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REAL ESTATE



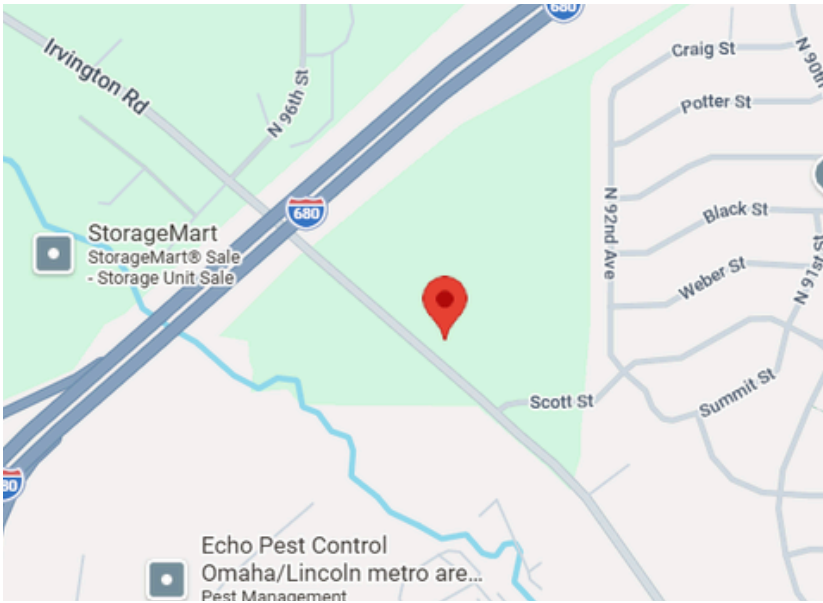
PROPERTY DETAILS

DESCRIPTION

RENT	\$8.00/sf + \$1.44 NNN
SF AVAILABLE	23,232
BUILDING CLASS	B

Conveniently located near I-680 and Irvington Road, this warehouse features 23' tall ceilings, wide column spacing, and over 23,000 SF. Multiple dock doors and a drive-in door make deliveries and loading easy. This is a sublease with expected availability in October and a term of up to 2 years.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



PARKING & TRANSPORTATION

PARKING RATIO	1.26
PARKING TYPE	Surface Lot
TRAFFIC COUNT	3,726

PROPERTY & LOCATION HIGHLIGHTS

- 3 dock doors, 1 drive-in door
- 26' ceiling height
- Office space
- Ample parking
- Heated warehouse / sprinklered

BUILDING INFORMATION

BUILDING SIZE	156,799
MIN DIVISIBLE	23,232
MAX CONTIGUOUS	23,232
NUMBER OF FLOORS	1
YEAR BUILT	2002

ADDITIONAL INFORMATION

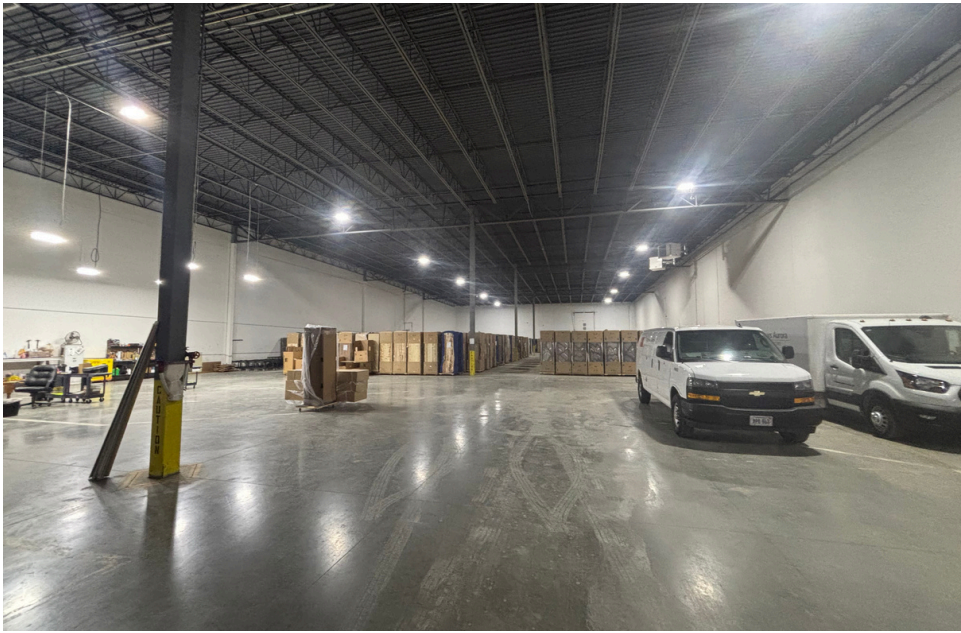
ZONING	GI
NUMBER OF ACRES	13.5

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,546	56,406	165,825
AVERAGE AGE	34.5	37.4	37.3

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,314	22,213	69,784
PEOPLE PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$104,725	\$94,390	\$95,580
AVERAGE HH VALUE	\$249,518	\$238,122	\$243,239

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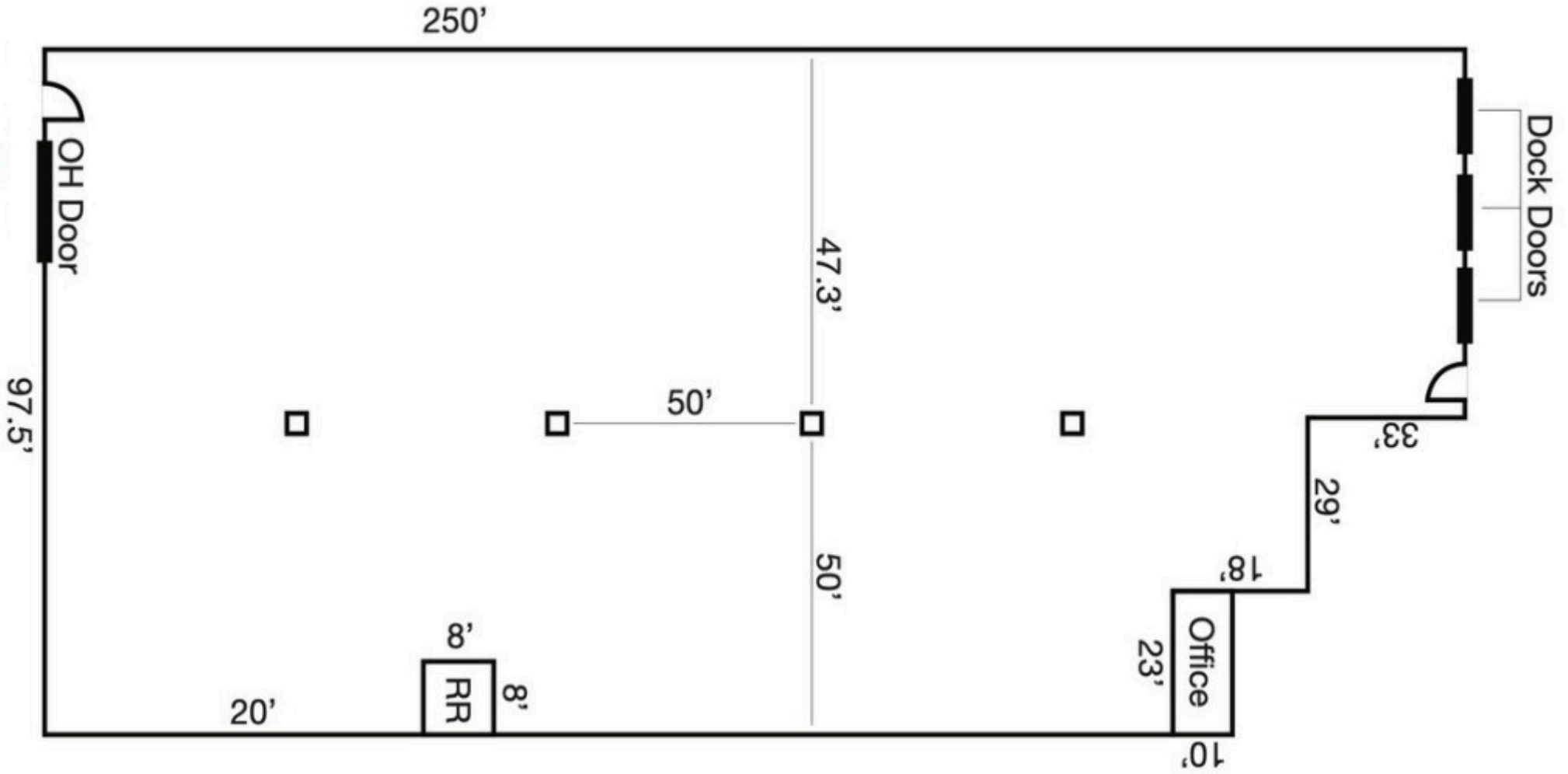


PHOTOS

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*Floor plan isn't to scale. Tenant to verify measurements.

FLOORPLAN

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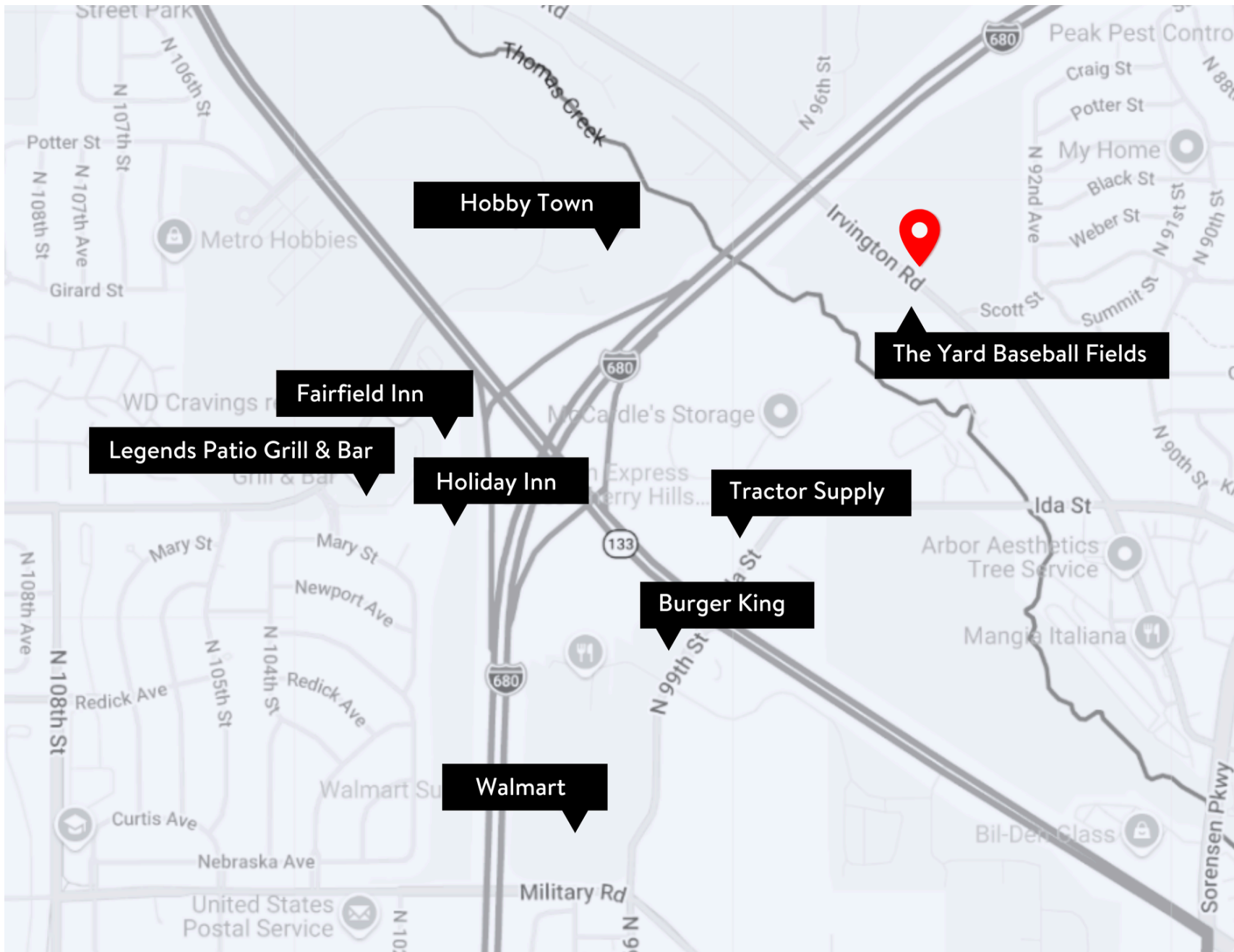


SITE PLAN

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