



**7407 IRVINGTON ROAD | OMAHA, NE**  
23,232 SF

## INDUSTRIAL BUILDING | FOR SUBLEASE



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REAL ESTATE



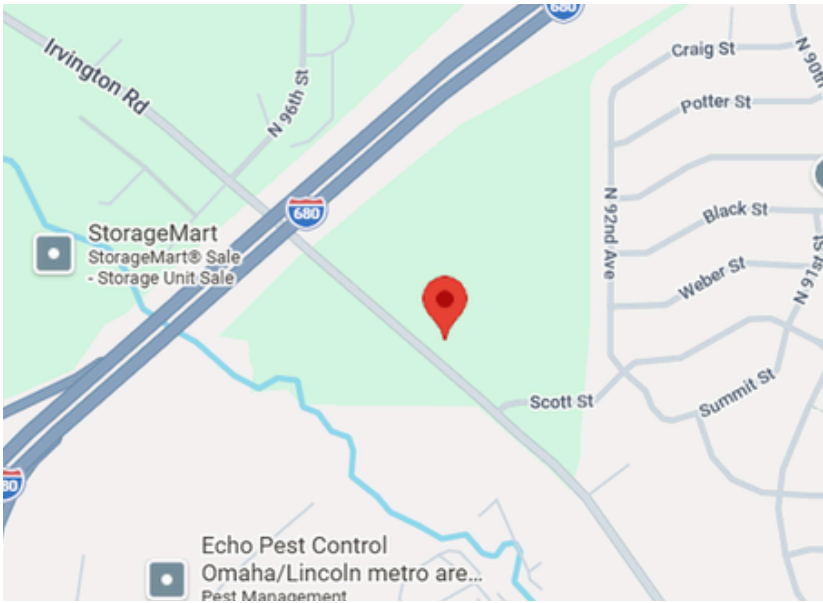
## PROPERTY DETAILS

## 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

<b>PARKING RATIO</b>	1.26
<b>PARKING TYPE</b>	Surface Lot
<b>TRAFFIC COUNT</b>	3,726

## PROPERTY & LOCATION HIGHLIGHTS

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

## BUILDING INFORMATION

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

## ADDITIONAL INFORMATION

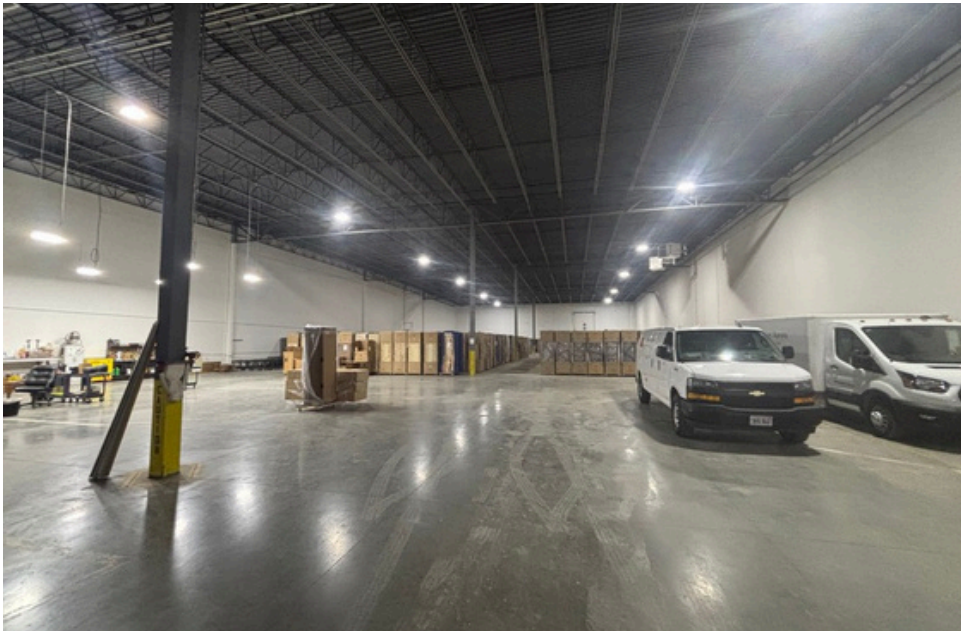
<b>ZONING</b>	GI
<b>NUMBER OF ACRES</b>	13.5

## DEMOGRAPHICS

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

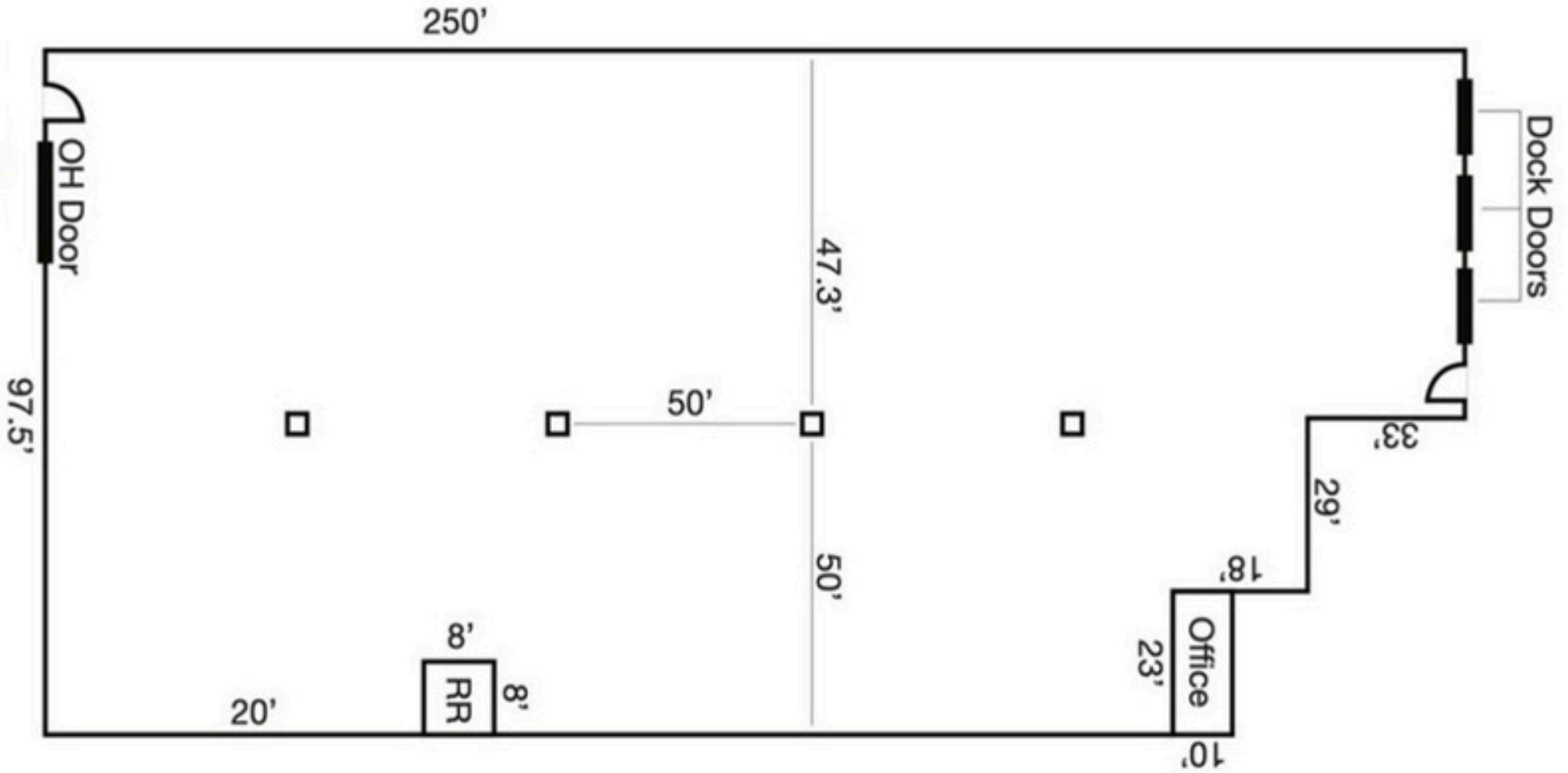
<b>HOUSEHOLDS</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,314	22,213	69,784
<b>PEOPLE PER HH</b>	2.8	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$104,725	\$94,390	\$95,580
<b>AVERAGE HH VALUE</b>	\$249,518	\$238,122	\$243,239

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# PHOTOS

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

# FLOORPLAN

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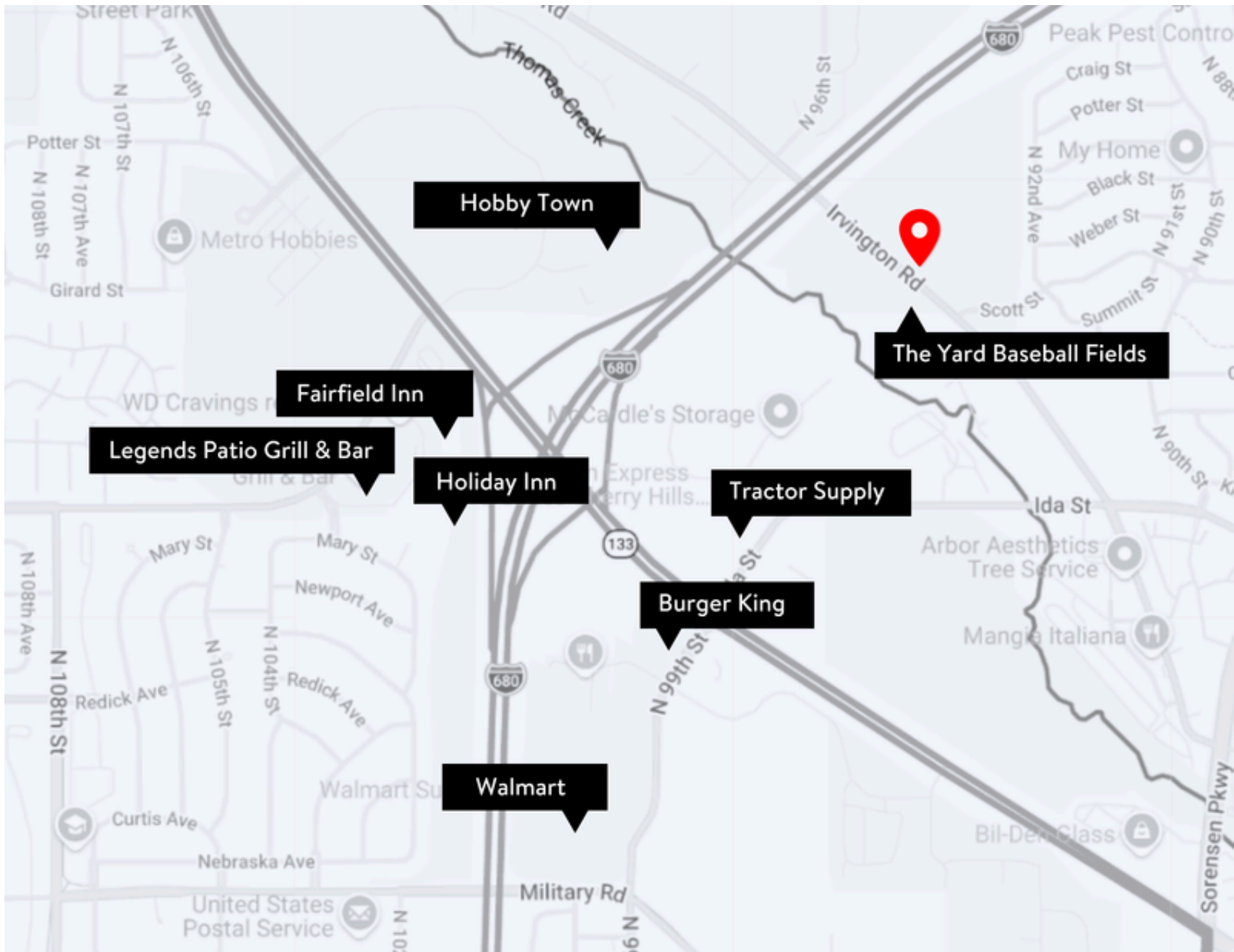


## SITE PLAN

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## AREA BUSINESSES

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