



Garrett Smith
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LEASE DETAILS

Available	12,000 SF
Outdoor Storage	25,000 +/- SF
Lease Rate	\$7.50 PSF
Lease Type	NNN
Estimated NNN Expenses	\$3.40/PSF

PROPERTY DETAILS

Building Size	17,000 SF
Lot Size	1.52 AC
Year Built	1995
Drive-in Doors	3 (12' x 12')
Ceiling Height	14'
Power	3-phase, 200 amp/240 volt
Zoning	GI
Total Office Square Footage	1,450 SF
Private Offices	4 (12' x 12')
Showroom Square Feet	432 SF

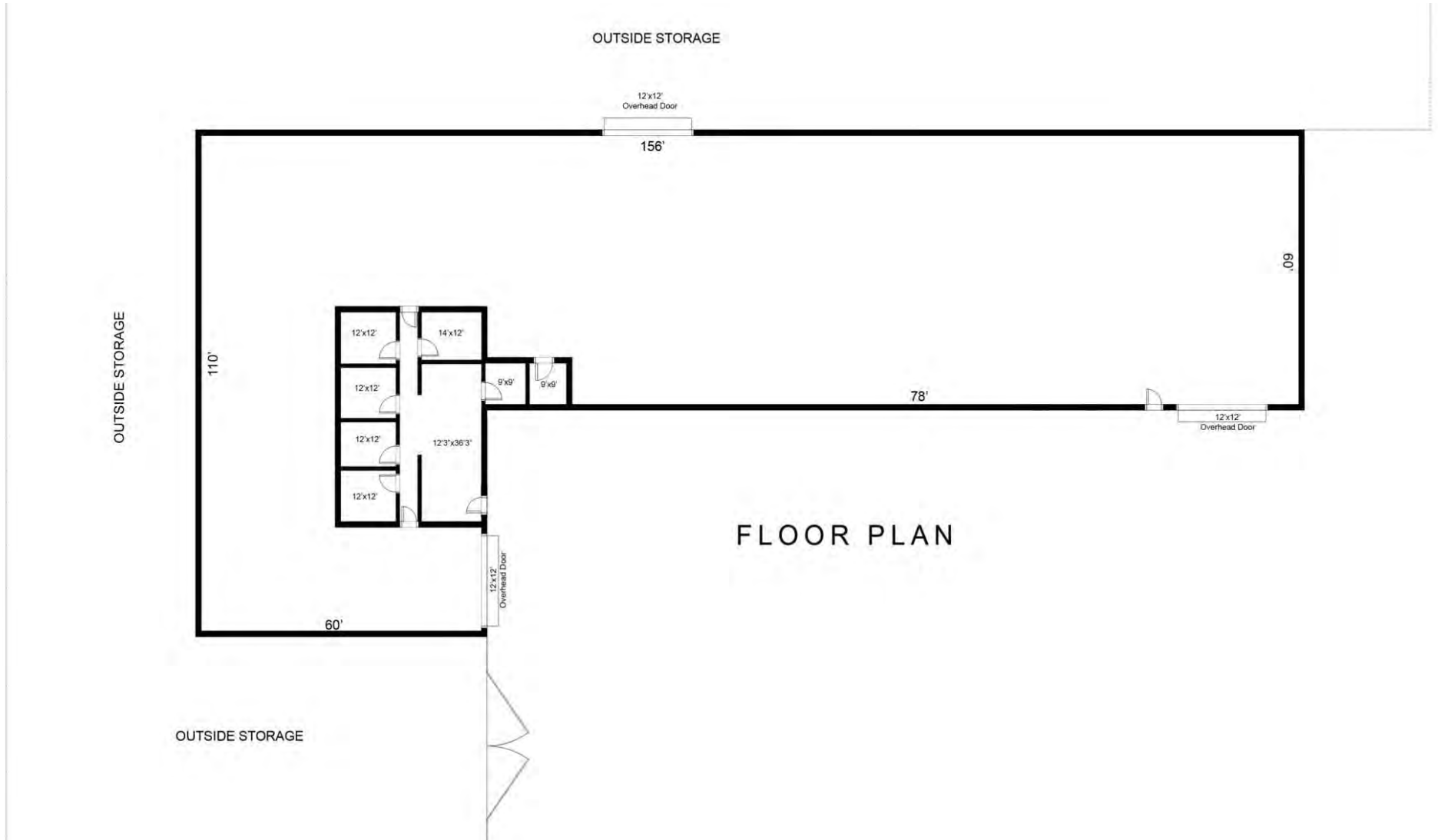
PROPERTY HIGHLIGHTS

- **Functional Layout:** Includes office space and three convenient drive-in doors, ideal for service-based or logistics operations
- **Ample Parking:** A large, paved lot provides ample space for employee parking and customer access, along with 25,000 square feet of fenced outdoor storage.
- **Strategic Omaha Location:** Well-positioned with easy access to major roads, industrial corridors, and interstate access connections.

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FLOOR PLAN

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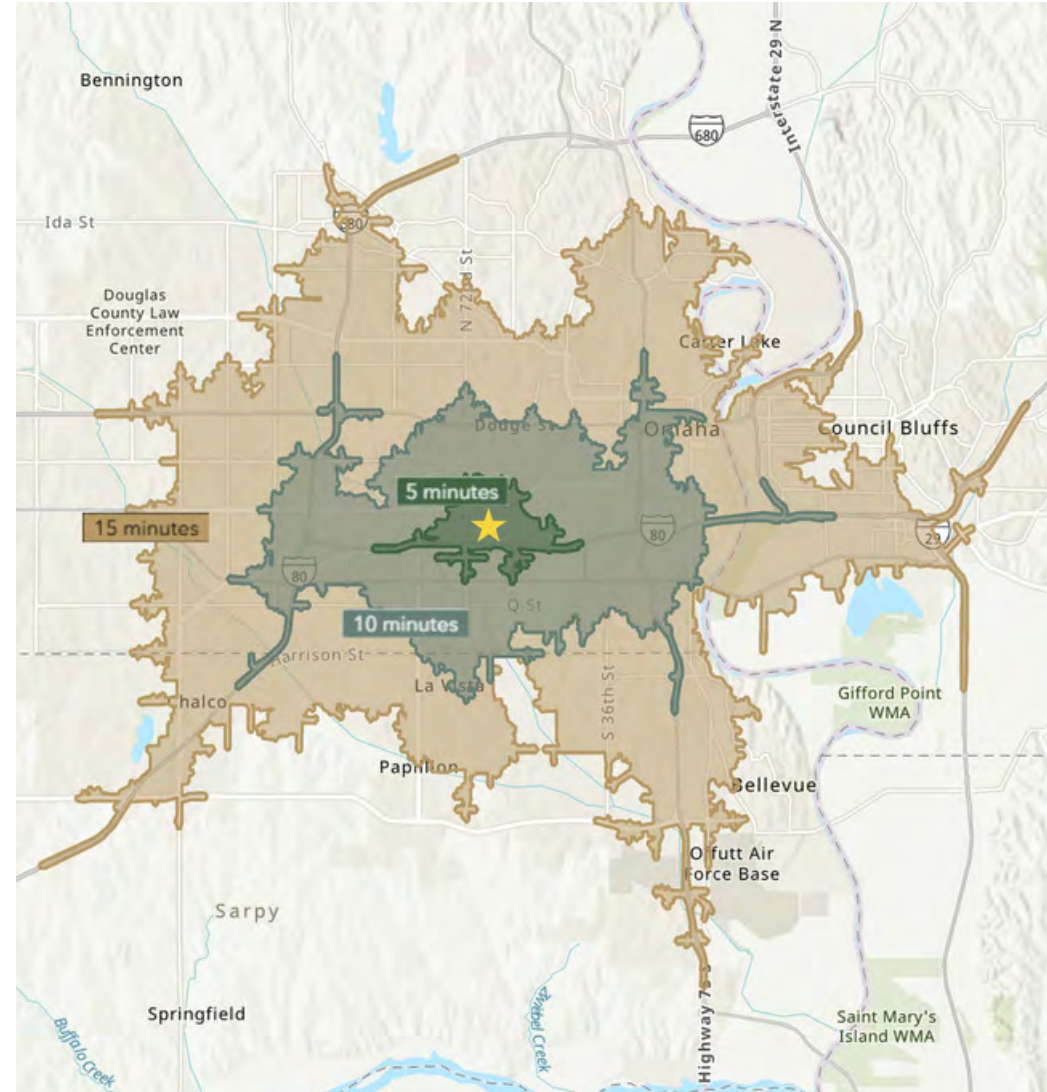


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DESTINATION (FROM 3215 S 66TH AVENUE CIRCLE)	TRAVEL TIME
Interstate 80 (60th Street Entrance)	4 Minutes
Interstate 80 (72nd Street Entrance)	4 Minutes
Interstate 680	7 Minutes
Highway 275	6 Minutes
72nd & Dodge Streets	8 Minutes
Interstate 480	7 Minutes
Interstate 29	10 Minutes
Highway 370	14 Minutes



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