

NODO - 1144 N 11TH ST

10,460 SF | \$5.50 SF/YR (NNN)

1144 N 11TH STREET, OMAHA, NE 68102



INVESTORS
REALTY INC.

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BUILDING INFORMATION

Building Size	10,460 SF
Ceiling Height	28 ft
Minimum Ceiling Height	24 ft
Number Of Floors	1
Year Built	1960
Construction Status	Existing
Exterior Description	Wood and Frame Construction
Roof	Metal
Interior Description	Column spacing 15' x 50'
Loading Description	1 OH Door (12 x 17); 2 Dock Level Doors (12 x 12)

PARKING & TRANSPORTATION

Parking Description	Available Nearby
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UTILITIES & AMENITIES

Power Description	3 Phase, 220 Amp
Sprinkler	No

SITE INFORMATION

County	Douglas
Zoning	HI (City of Omaha)
Lot Size	6.45 Acres
Number Of Buildings	1
Location Description	North Omaha Warehouse Space

PROPERTY HIGHLIGHTS

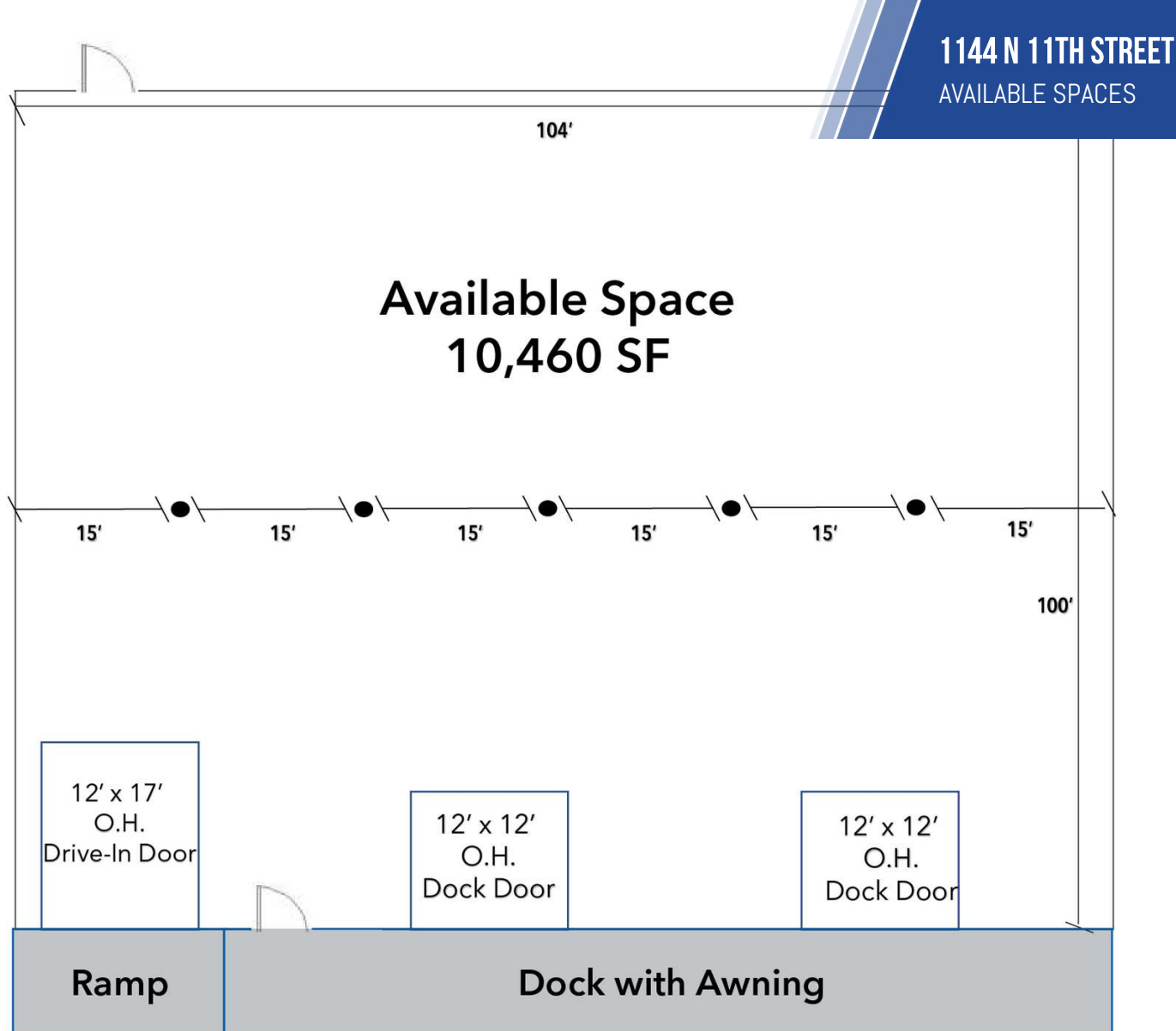
- North downtown Omaha warehouse space
- 1 (12 x 17) drive in door
- 2 (12 x 12) dock-high doors
- Excellent access to Omaha or Council Bluffs

OFFERING SUMMARY

LEASE RATE	\$5.50 SF/YR NNN
Est. Op. Exp.	\$1.64 SF/YR
Available SF	10,460 SF
Property Type	Industrial

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,529	228,993	528,605
Total Households	1,414	89,677	208,778
Average HH Income	\$40,929	\$45,285	\$55,727



AVAILABLE SPACES

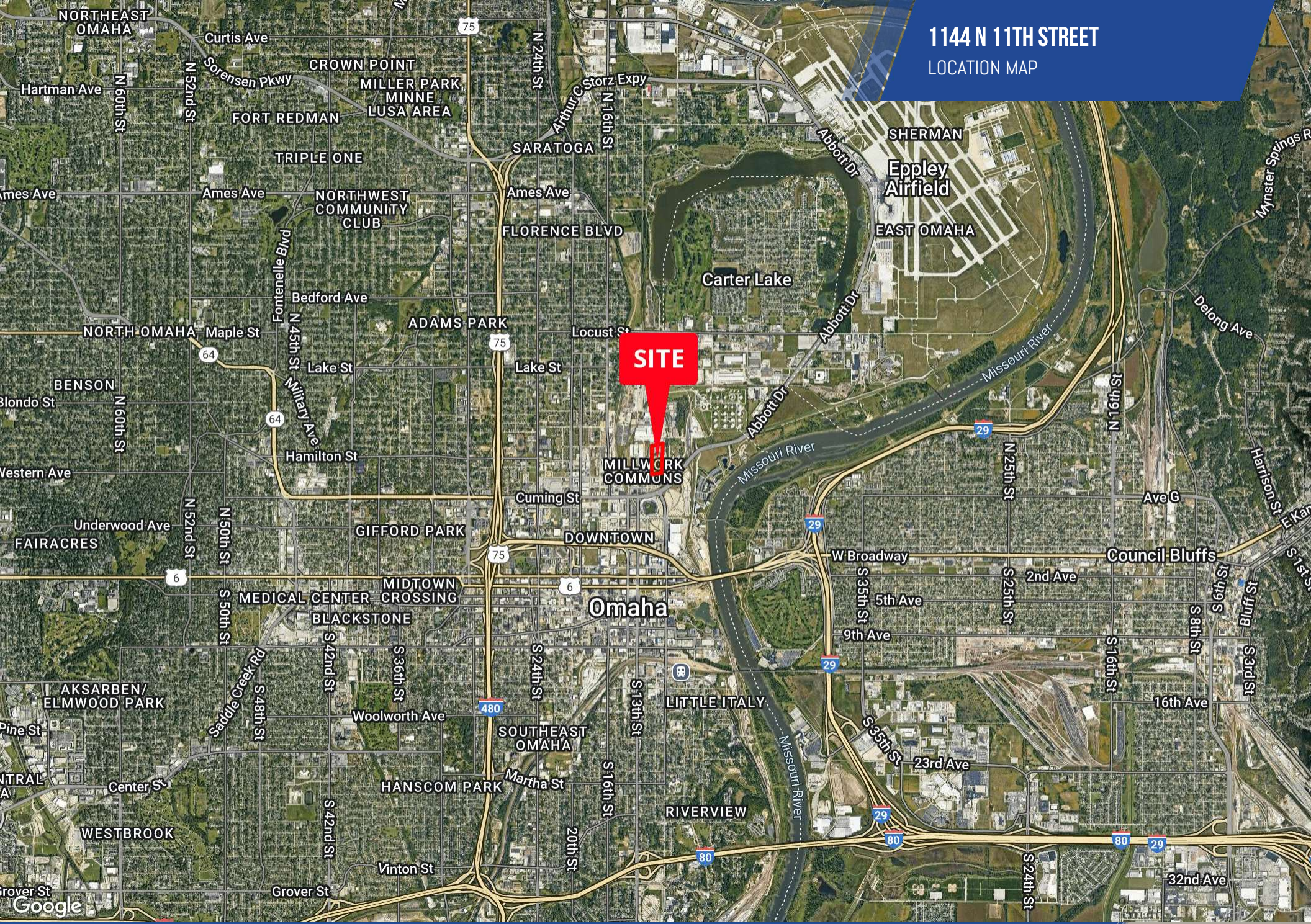
SPACE	SIZE	LEASE RATE	EST. OP. EXP	EST. TOTAL / MO.
E-1	10,460 SF	\$5.50 SF/yr (NNN)	\$1.64	\$6,223.70

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1144 N 11TH STREET LOCATION MAP

SITE

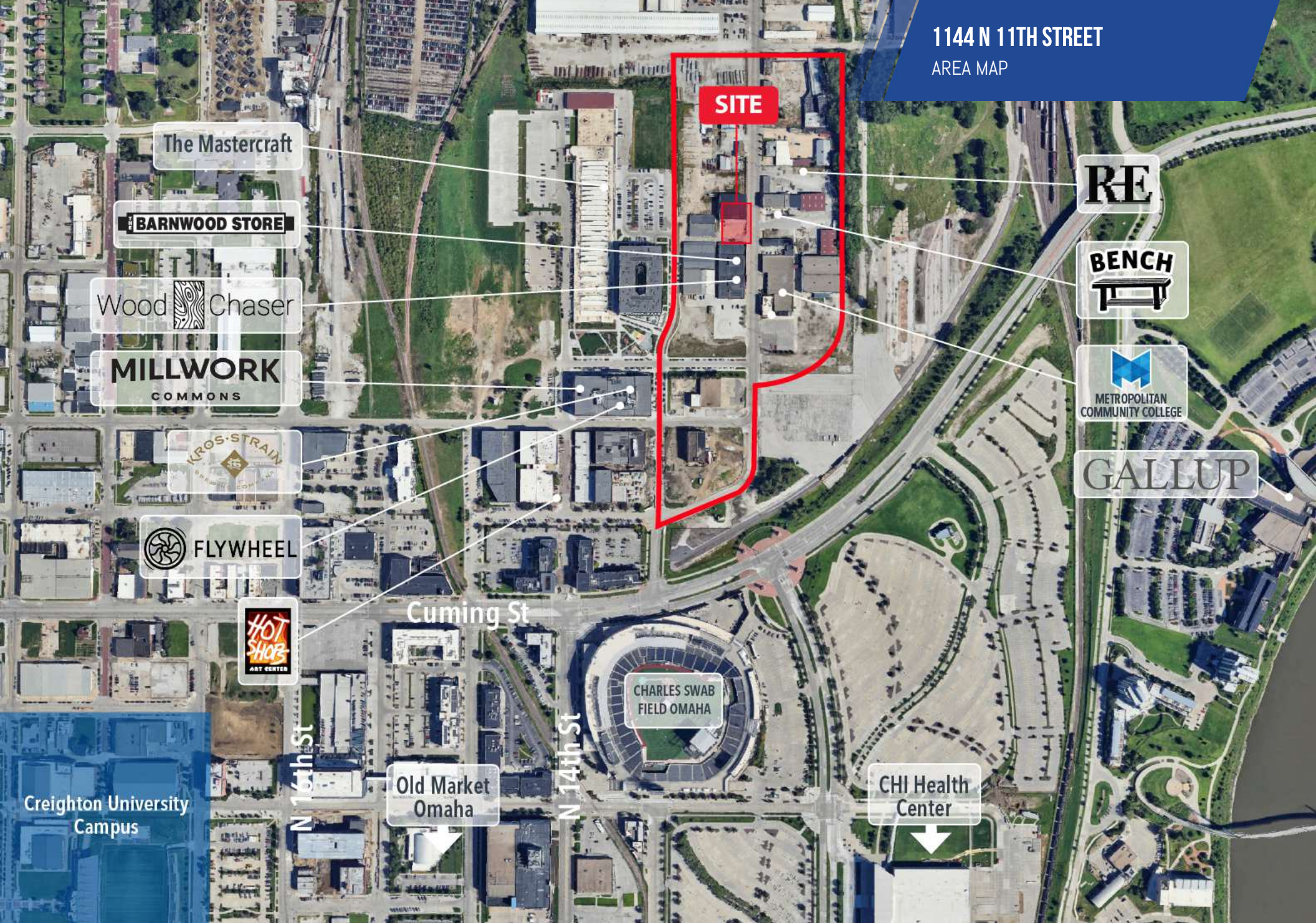
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1144 N 11TH STREET
AREA MAP



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