

FLEX SPACE FOR LEASE

Darland PROPERTIES

MANAGEMENT | LEASING | SALES

402-827-8238
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Saybrook
10163 J Street
Omaha, NE 68127



BUILDING DATA

Available SF	2,000
Max Contig SF	2,000
Min Divisible SF	2,000
Office SF	See Floor Plan
Total Bldg SF	45,000 (2) Bldgs.

Year Built	1975
Construction	Masonry
Clear Height	14'
Dock Doors	1
Drive In Doors	N/A
HVAC	Yes
Electrical	110/208 3 Phase 225 Amp
Sprinklers	N/A
Restrooms	Yes

LEASE TERMS

Lease Rate/SF	\$6.75
Lease Type	NNN
Expenses/SF	\$3.85
Escalations	After 3 rd Year

TI Allowance	N/A
Lease Length	3-5 Years

SITE DATA

Land Size	
Parking	Ample
Rail Access	None
Zoning	GI

COMMENTS

Property features new roof, concrete parking lot, retaining wall, and paint. Great visibility from L street. Excellent access to I-80.

AVAILABLE UNITS

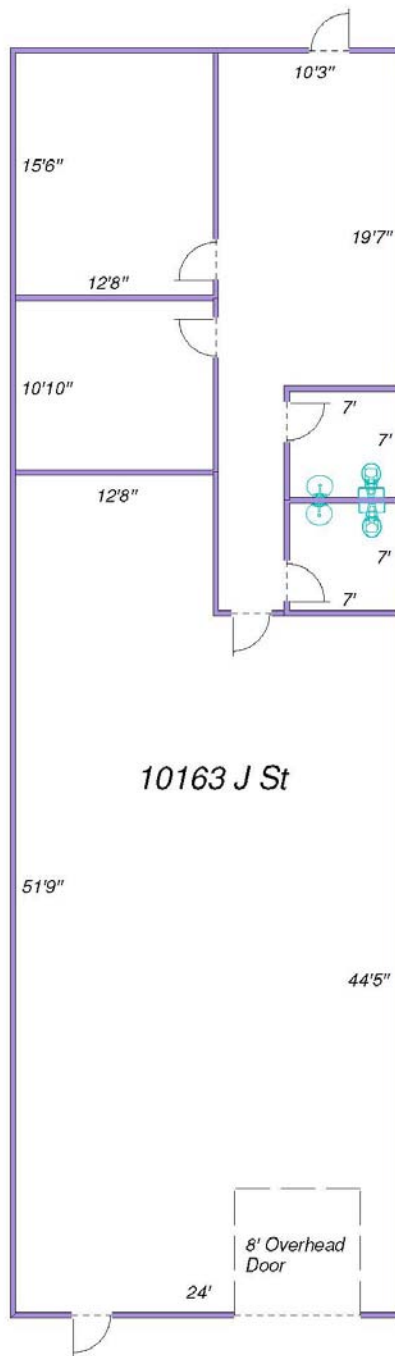
Unit	Size/SF	\$/SF	Available
10163	2,000	\$6.75	June 1 st

AGENT(S)

Brett Cook

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**10163 J Street
Floor Plan**



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