



7525 D street | Omaha, NE 68124

\$9.00 PSF (NNN)

### Property Features

- Flex building with full kitchen, office, and common area
- Great location for contractor
- Large, partially fenced lot with lots of outdoor storage
- Excellent visibility from I-80
- New 10,500 SF industrial warehouse to be completed June 2022

12915 West Dodge Road  
Omaha, NE 68154  
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[nainpdodge.com](http://nainpdodge.com)

**Todd Schneidewind**

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**Building Details**

Building Size	12,687 SF
No. Grade Level Doors	4
No. Drive-in Bays	4
Dock Doors	1
Ceiling Height	24'
Minimum Ceiling Height	22'
Number of Floors	1
Year Built (Office)	1986
Year Built (Warehouse)	2022
Restrooms	2

**Property Details**

Lot Size	1.21 Acres
Zoning	GI

**Location Details**

Submarket	South Central
County	Douglas
Nearest Interstate	1-80

**Demographics**

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,070	38,434	122,628
Total Population	6,056	88,889	297,805
Average HH Income	\$60,122	\$83,422	\$79,744

**Available Spaces**

Space	Lease Rate	Lease Type	Size (SF)	Term
7525 D Street	\$9.00 SF/month	NNN	12,687 SF	Negotiable



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