

Office / Warehouse For Lease

Starwood I Building B
6916 N 97th Circle, Bays 5-6
Omaha, NE 68122

SITE DATA::

Total Site Area: 8 Acres
Zoning: General Industrial (GI)
Parking: 60+Stalls; 3 Handicap
Parking Type: Concrete Surface

BUILDING DATA::

Building Gross SF: 26,909 SF
(23,900 main + 3,009 mezzanine)
Year Built: 1989
of Floors: 1
Roof: 2014
Clearance Height:
Front 17'; Rear 15'
Fire Suppressant: None
Floor Drains: In restrooms
Slab Thickness: ~5"

AVAILABLE SPACE::

Size Available: 4,200 SF
Office: ~2,400 SF
Warehouse: ~1,800 SF
Floor Plan: 2 offices, conference room, 2 restrooms, open area, & warehouse space
Dock High Doors: (2) 8' x 8'

SERVICE PROVIDERS::

Electric:
Omaha Public Power District
Gas/Water:
Metropolitan Utilities District
Telecommunications/Internet:
Cox Communications & CenturyLink
T-1 through DS-3 Connectivity:
Available



LOCATION AND PROPERTY DESCRIPTION::

- Located effortlessly off Interstate 680 & Hwy 133 at the Irvington exit
- Site is on the northwest corner of Ida Street & Blair High Road behind the Tractor Supply Company and north of a Wal-Mart Supercenter
- Part of a 3-building complex - Starwood Business & Technology Park
- Zoned General Industrial (GI)
- One-story building with parking in the front and truck loading/unloading in the rear

LEASE DATA::

Lease Term: 3 Year Minimum
Lease Type: NNN
Security Deposit: One Month

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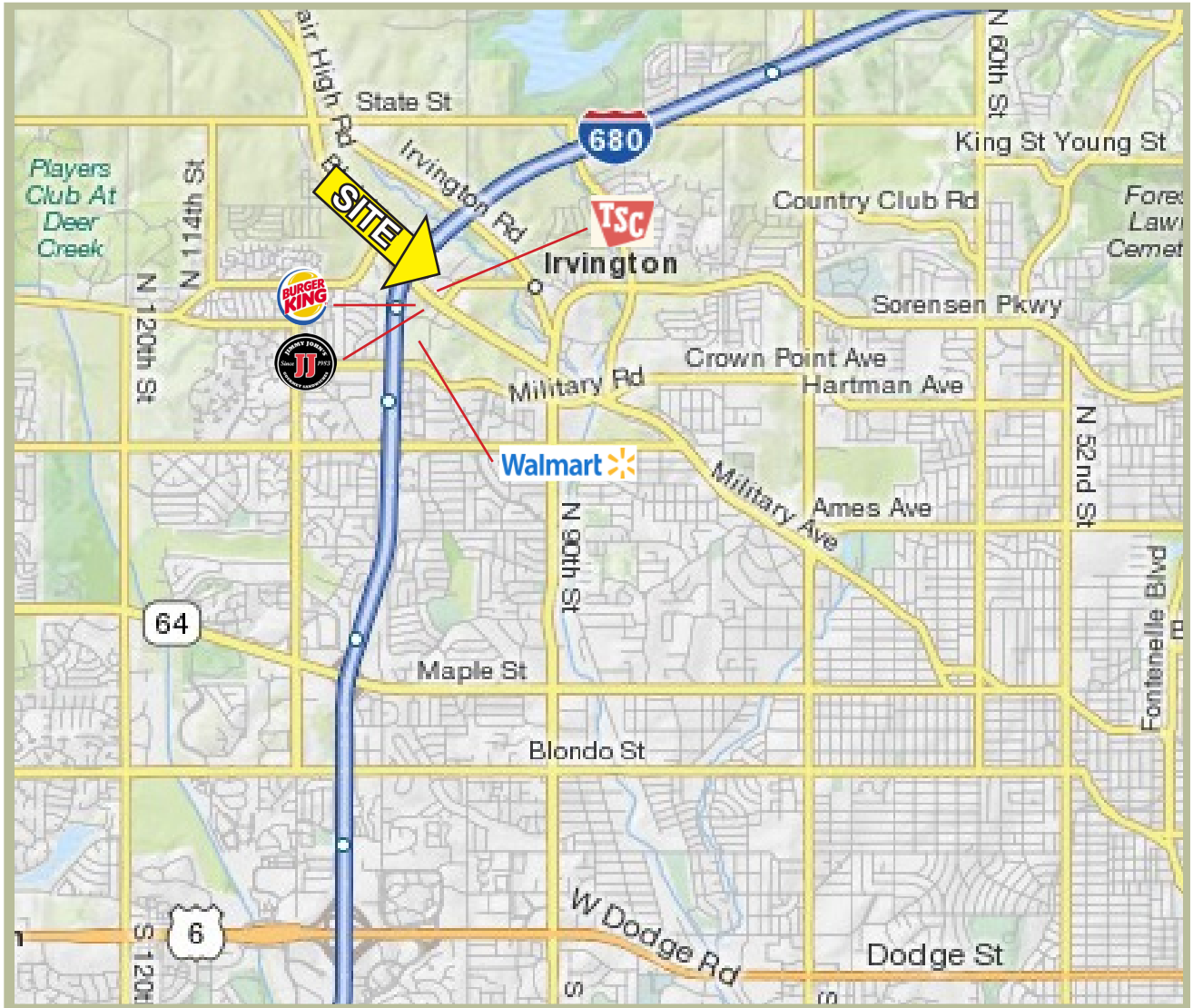
Marathon

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Map::



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Aerial::



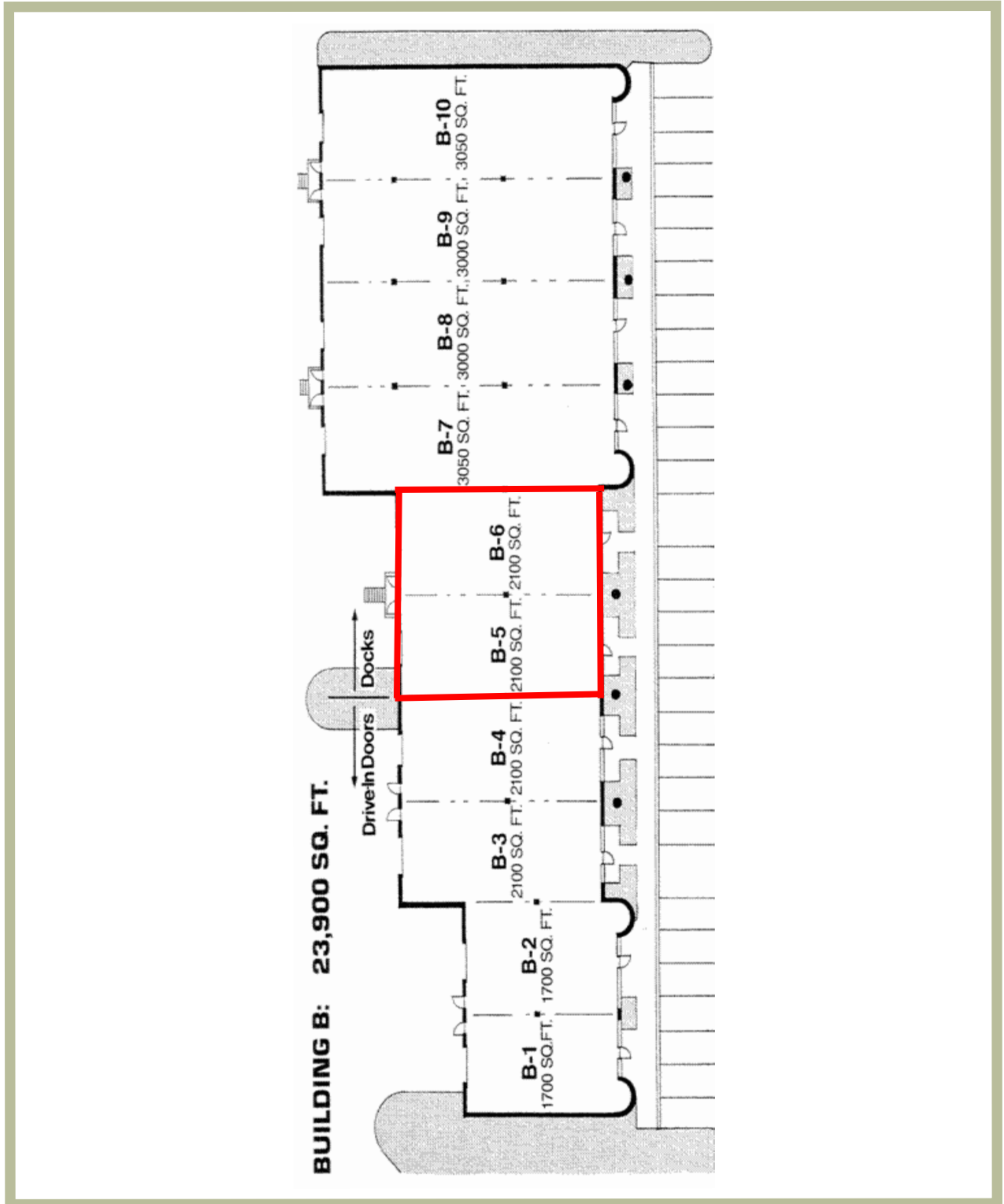
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Footprint::



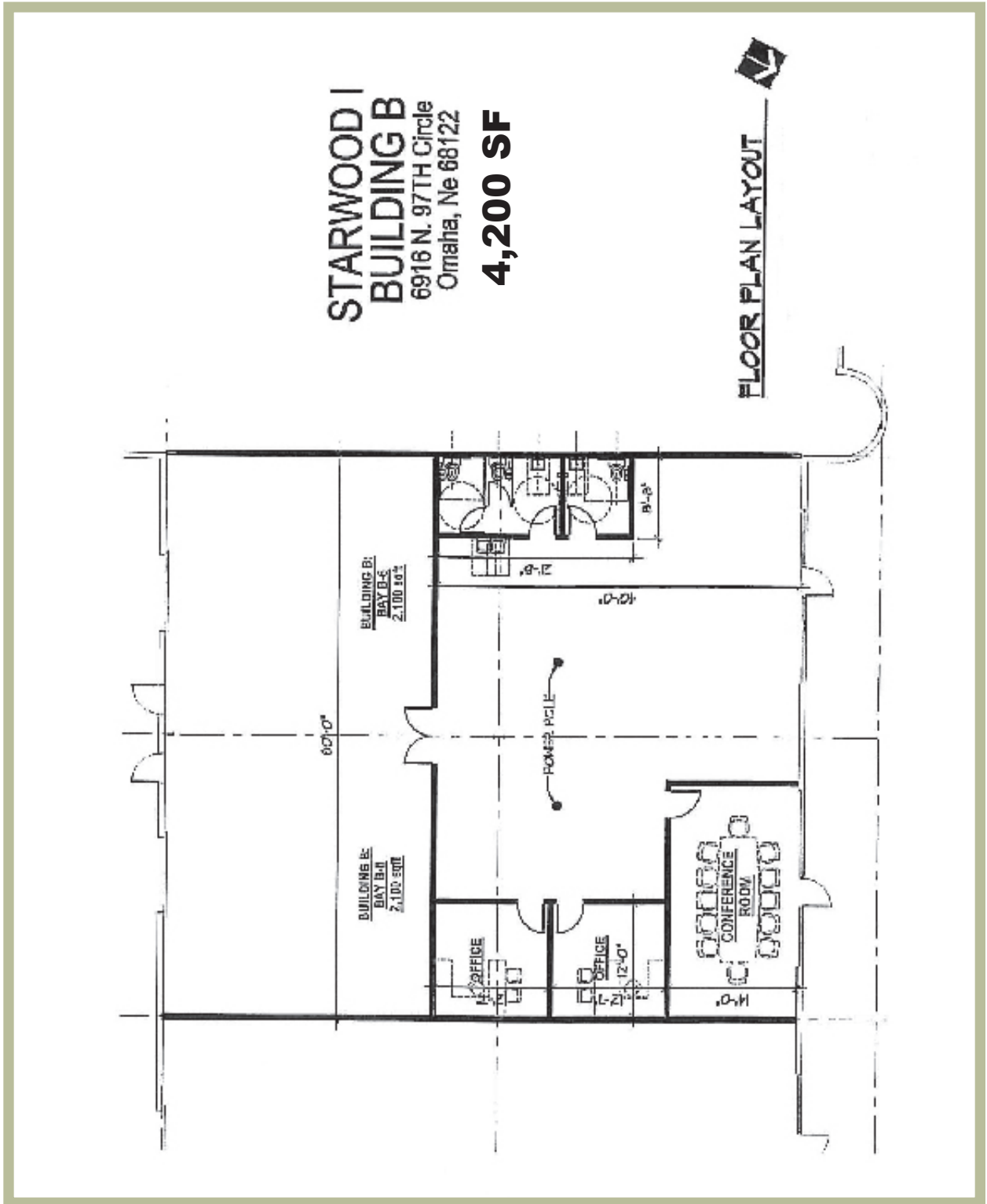
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Floor Plan:::



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BUILDING B**
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4,200 SF



FLOOR PLAN LAYOUT

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