



5906 Abbott Drive | Omaha, NE 68110

50,000 - 150,000 SF Industrial Property for Sale & Lease



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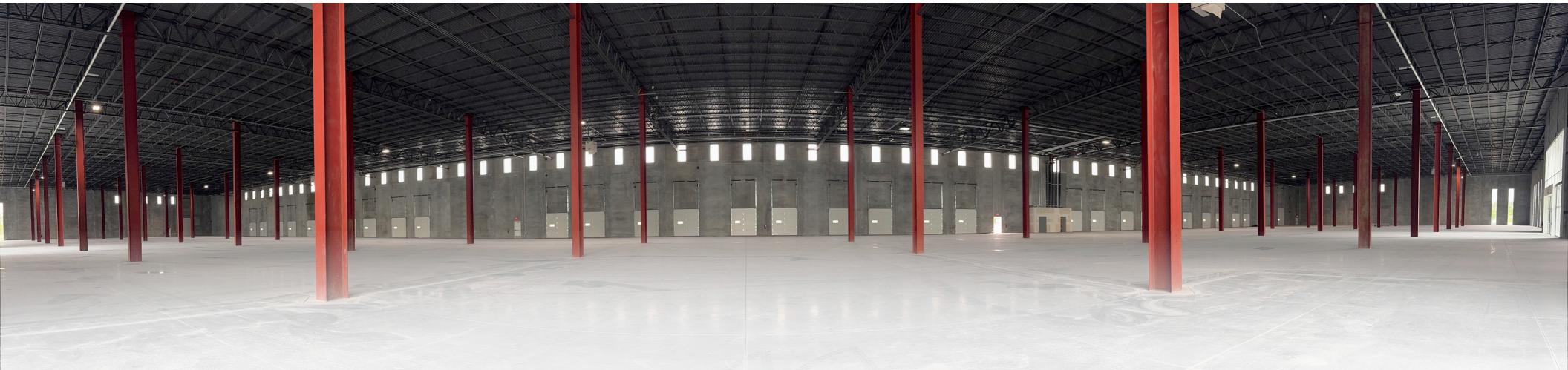
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Property Features

- Brand new, Class A, 150,000 SF warehouse with 32' ceilings available for sale & lease
- 148 surface stalls provide ample parking for employees and visitors
- Thirty (30) (9'X10') dock-high doors, two (2) (12'X16') drive-in doors
- Flexible floor plan for diverse needs with energy-efficient LED lighting throughout
- Large concrete yard for easy trailer parking and maneuverability

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	212	11,597	60,817
Total Population	543	33,193	150,436
Average HH Income	\$118,414	\$63,670	\$72,060

Property Details

Building Size:	150,000 SF
Tenancy:	Multiple
No. Dock-high Doors:	30 (9'X10')
No. Drive-in Doors:	2 (12'X16')
Ceiling Height:	32'
Year Built:	2023
Lot Size/Parking:	13.08 AC/148 Surface
Zoning:	General Industrial (GI)
Market/Submarket:	Omaha/Council Bluffs
County:	Douglas
Cross Streets:	Abbott Drive & Lindbergh Drive
Nearest Interstate:	I-680

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For Sale

Address	Size (SF)	Asking Price
5906 Abbott Drive Omaha, NE 68110	150,000 SF	Contact Broker

For Lease

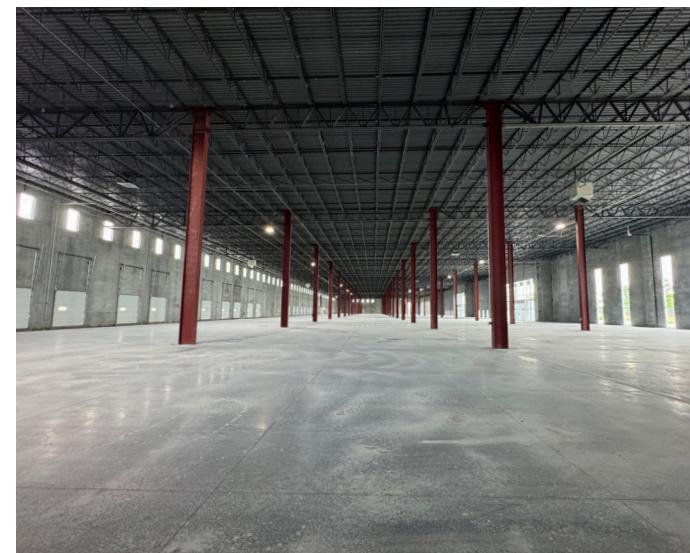
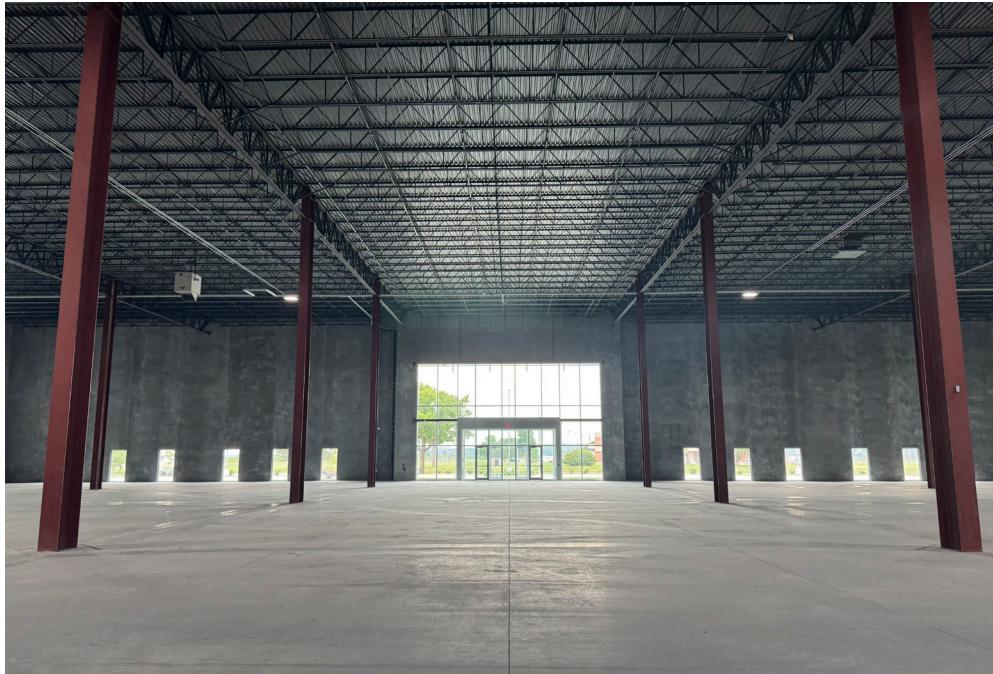
Suite/Bay	Size (SF)	Lease Rate	Lease Type
Bay 1	50,000 SF	\$7.50 SF/yr	NNN
Bay 2	50,000 SF	\$7.50 SF/yr	NNN
Bay 3	50,000 SF	\$7.50 SF/yr	NNN





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