



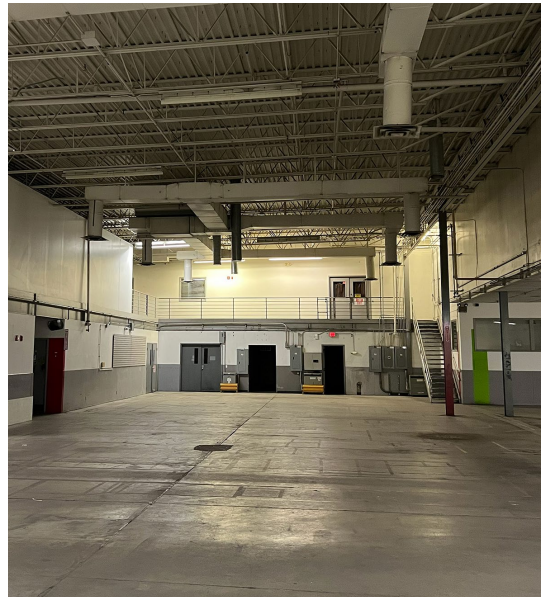
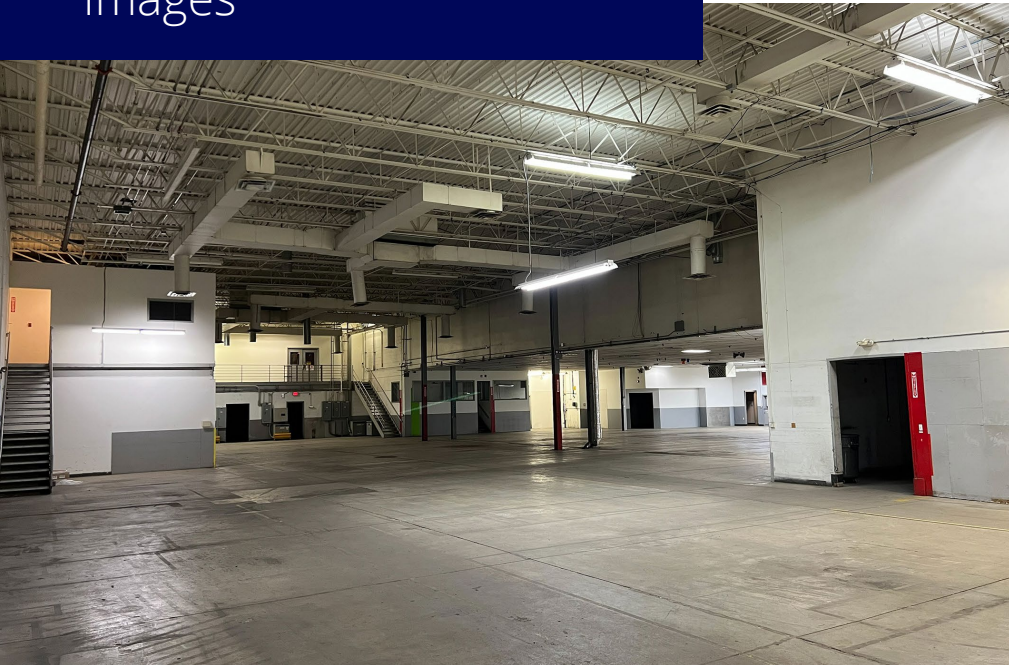
Industrial for Lease 4130 South 94th Street

Omaha, NE 68117

Former printing operator's high power industrial building totaling 31,000 SF, with approximately 5,000 SF of office space.

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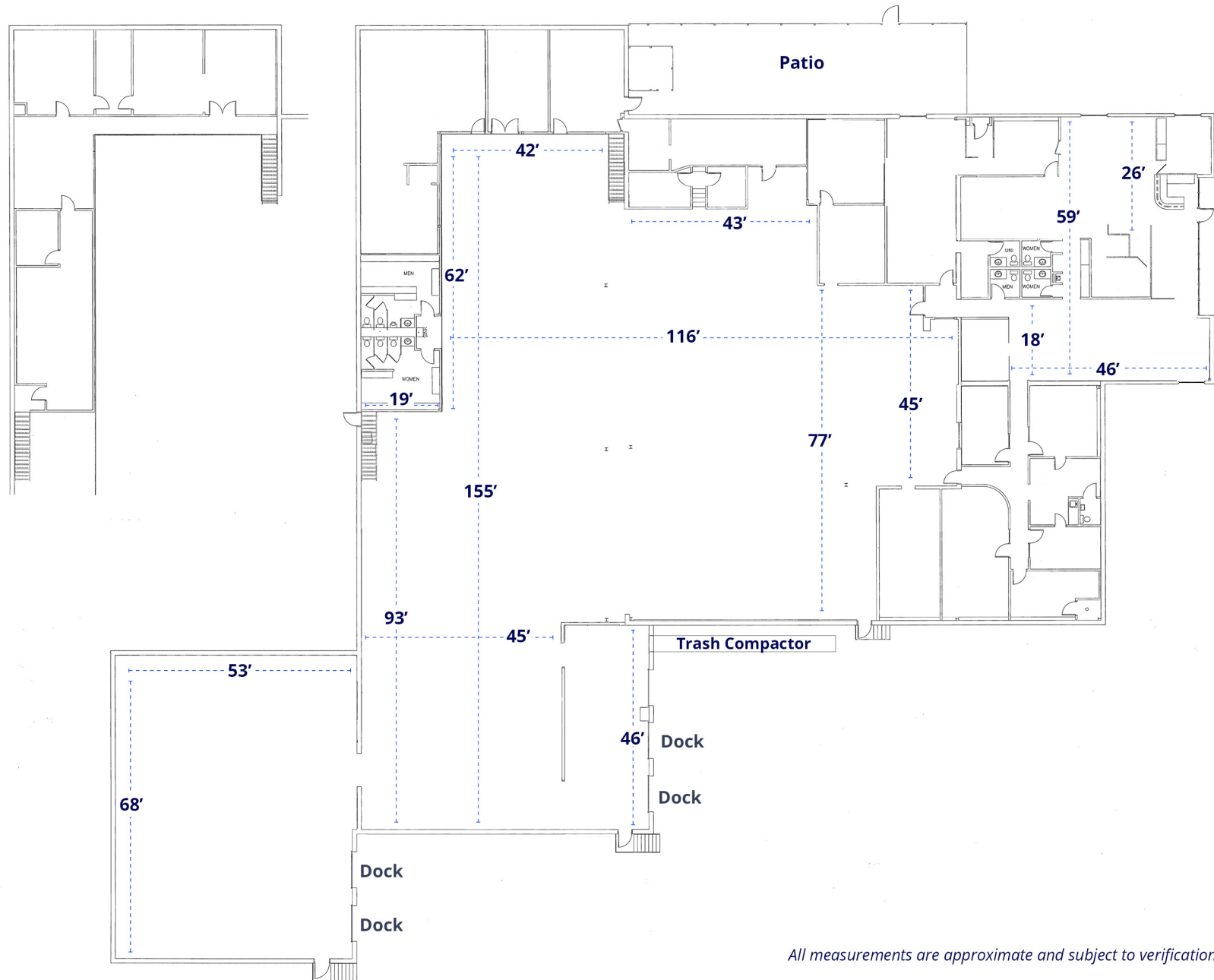
Images



Property Specifics

Located immediately south of 94th & F Streets, this building has excellent Interstate access at 84th & L Streets, high visibility and ample parking to serve many uses. Currently vacant, the building has been well-kept by the prior tenant throughout their lease term. Formerly operated as a label printing company utilizing 11 printing machines, there is a high level of power to the building.

Floor Plan



All measurements are approximate and subject to verification.

Aerial



S 94th St

Aerial



Industrial for Lease

4130 South 94th Street, Omaha, NE 68117

Type of Listing	Industrial for Lease
Price	\$11.00, PSF
Operating Type	NNN
Est. Expenses	\$3.00, PSF (2026)
Total Building SF	31,000 SF
Office Area	5,000 SF
Availability	Immediately
Lot Size	2.02 AC
Year Built	1974 / 2013
Zoning	GI
Construction	Masonry
Roof	Single-ply membrane
Ceiling Height	30'
HVAC	Fully climate controlled
Column Spacing	40' x 40'
Drive Doors	None
Dock Doors	Four
Power	480V, 3-phase (over 2,000 amps of service)
Sprinkler	Yes, ESFR
Floor Drain	Yes
Restrooms	Five
Intersection	94th & F St
Submarket	South Central

Contact us:

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