



Industrial for Sublease 6848 F Street

Omaha, NE 68117

Rare Central Omaha food-grade industrial building with rail service and extensive power. Two minutes from I-80, this two-story building has 85,000 SF on the upper level and approximately 30,000 SF on the lower level. Large, unfinished office area along with training room and large employee break area on the mezzanine level. Significant parking field for both trucks and employees.

Building was completely remodeled in 2020, including new roof, upgraded lighting, air conditioning, and power. Sublease available through 12/31/29.

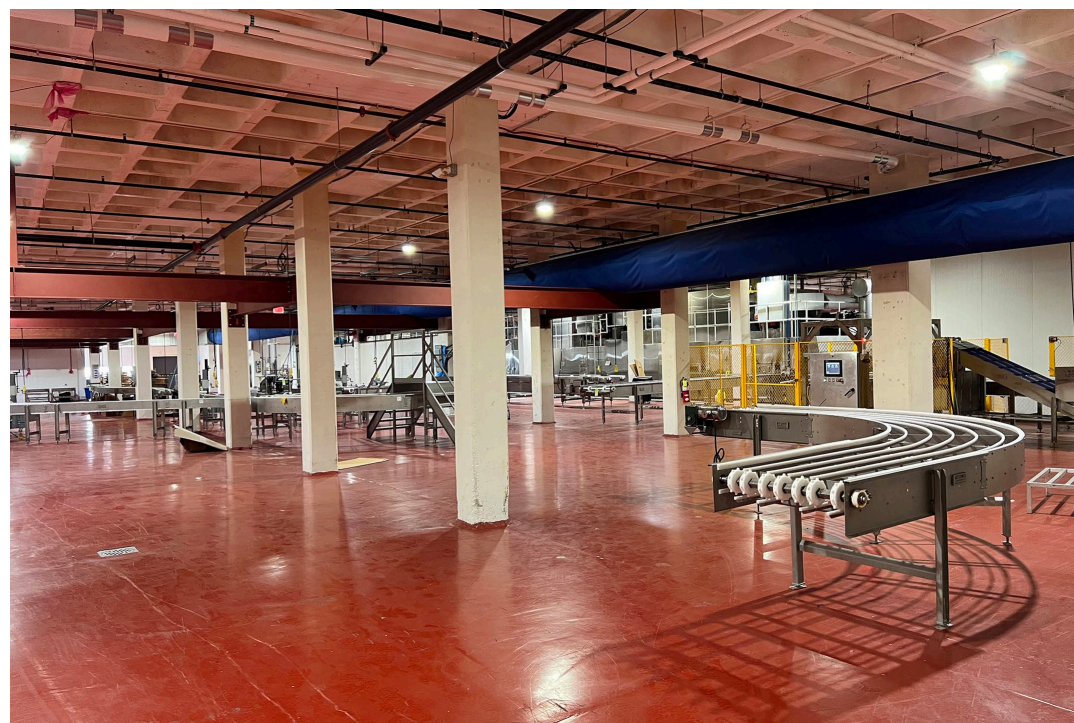
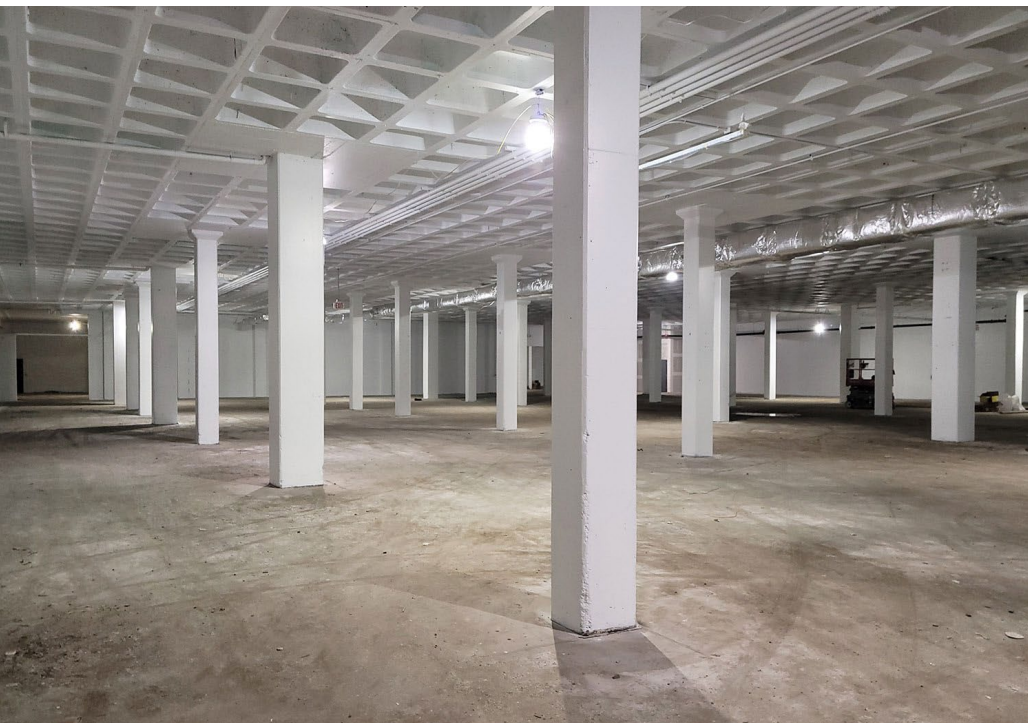
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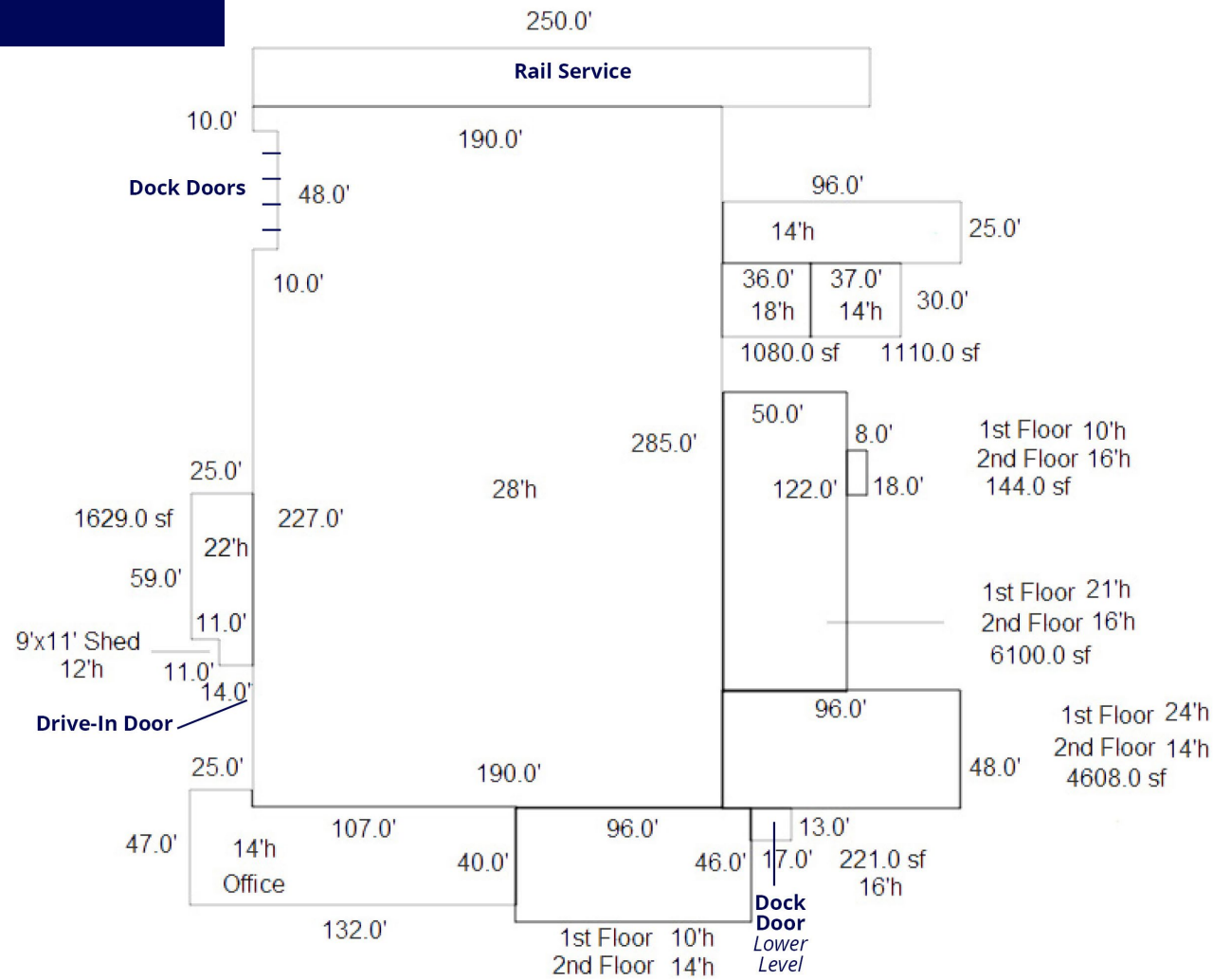
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Images



Floor Plan



UTILITIES

Electrical Service

- 4,000 Amp Service at 480 V, 3-Phase
- 3,000 Amp Service at 480 V, 3-Phase

Water

- Incoming 4" water pipe going through 2" meter
- 2" at 80 PSI = 125 gallons/minute flow rate (max.)
- Could increase flow rate by increasing size of water meter to allow for larger piping

Gas

- Incoming 6" gas pipe
- Reduced to 4.25" pipe, then again to 2" pipe for the meter, then increases to 8" pipe out to the plant
- 100 PSIG
- 2" pipe at 100 PSIG = 1,000,000 cu. ft./hr. depending on operating pressure (5 PSIG)

Aerial



Industrial for Sublease

6848 F Street | Omaha, NE 68117

Type of Listing	Industrial for Sublease
Price	\$11.00, PSF
Operating Type	NNN
Est. Expenses	\$2.25, PSF (2026)
Total Building SF	115,000 SF
Office Area	5,455 SF
Availability	Immediately
Length of Lease	December 31, 2029
Lot Size	4.59 acres
Year Built/Renovated	1962 / 2020
Zoning	Industrial
Construction	Cast in place concrete
Roof	CIP with membrane
Ceiling Height	20'
HVAC	Heat in both office and warehouse; Air is office only
Drive Doors	Two (2)
Dock Doors	Five (5)
Power	480 3-phase
Sprinkler	Yes
Floor Drain	Yes
Restrooms	Four (4)
Intersection	72nd & F St
Submarket	South Central

Contact us:

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