



Industrial for Lease

4130 South 94th Street

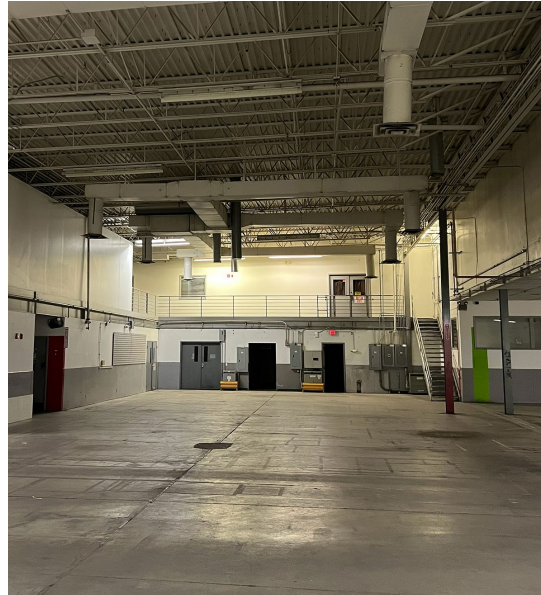
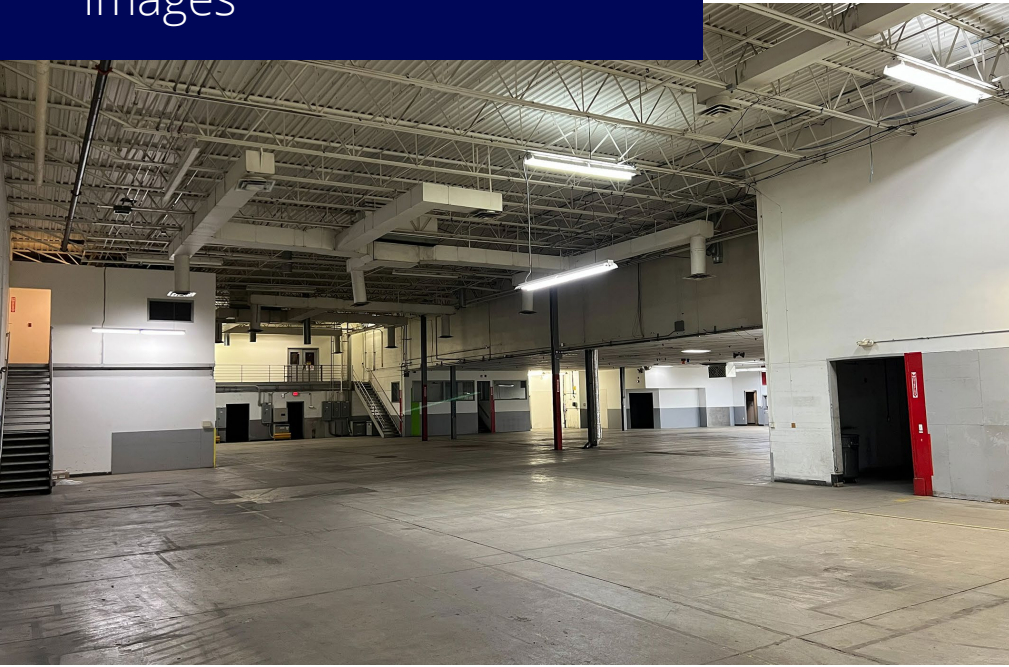
Omaha, NE 68117

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

Michael Miller
EVP, Principal | Nebraska
MWM@colliers.com
402 763 1707

Tommy Culhane
Senior Associate | Nebraska
tommy.culhane@colliers.com
402 763 1727

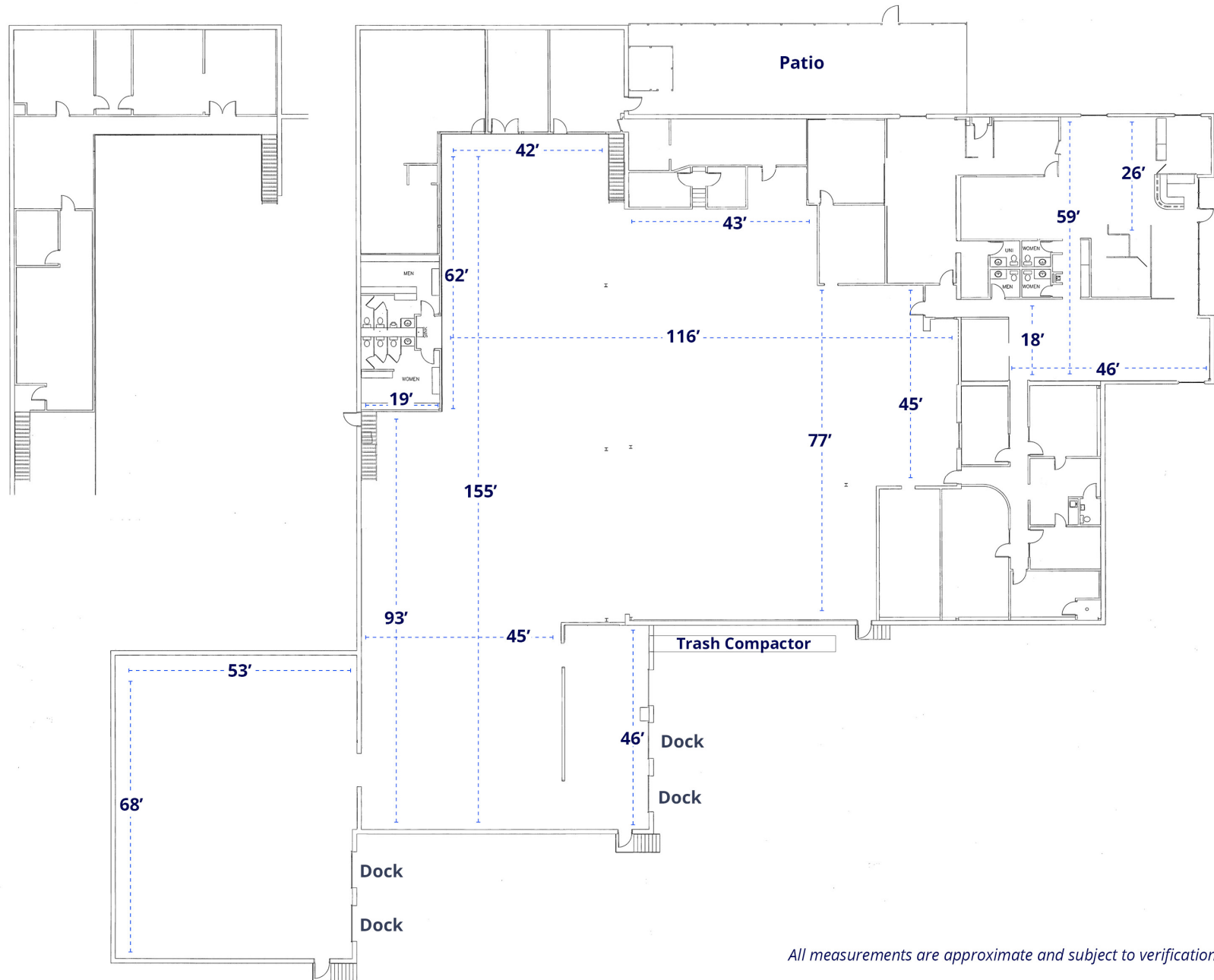
Images



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



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:

Michael W. Miller

EVP, Principal | Nebraska

+1 402 763 1707

MWM@colliers.com

** Broker may have beneficial interest in this property*

Tommy Culhane

Senior Associate | Nebraska

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tommy.culhane@colliers.com

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Colliers

11516 Miracle Hills Drive

Suite 400

Omaha, NE 68154

+1 402 345 5866