



4427 S 76th Circle | Omaha, NE 68127

\$1,680,000

Property Features

- Centrally located industrial concentrated area with easy truck access to I-80
- Ample outside storage with functional truck court
- Nine (9) grade level and two (2) dock high doors
- Leasing options available
- Can be purchased with 4421 S 76th Circle as portfolio

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ELLIOTT

Building Details

Building Size	29,217 SF
No. Grade Level Doors	9
No. Dock High Doors	2
Dock Description	(2) - 2' and 3' Dock Height
Crane Description	Bridge Cranes (Optional)
Ceiling Height	13.5 - 18 ft
Minimum Ceiling Height	13.5'
Office Space	3,900 SF
Year Built	1964
Restrooms	Yes (2) Sets
HVAC	Radiant (warehouse) - AC (office)
Roof	Single ply membrane ballast

Property Details

Lot Size	2.56 Acres
Zoning	General Industrial
Rail Access	N/A
Parking Ratio	1.4
Parking Spaces	41

Location Details

Market	Omaha/Council Bluffs
Submarket	South Central Omaha Industrial
Cross Streets	76th Circle and F Street
County	Douglas
Nearest Interstate	I-80

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,972	101,133	290,646
Total Population	6,775	242,168	734,813
Average HH Income	\$53,887	\$68,404	\$65,362

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1 mile from I-80



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