

41,900 SF Move-In Ready Industrial Sublease

4444 SOUTH 94TH STREET, OMAHA, NE 68127

Available:
41,900 SF

Sublease Term:
7/31/2028

Gross Rate:
Negotiable



Property Description

4444 S. 94th Street is a Class B industrial facility totaling 53,972 SF on 1.89 acres. Built in 1988, the property offers functional warehouse space, 24-foot clear heights, and a proven distribution layout.

BUILDING SIZE	53,972 SF	BUILDING CLASS	CLASS B
LAND AREA	1.89 ACRES	CLEAR HEIGHT	24' CLEAR



Move-In Ready Industrial Opportunity

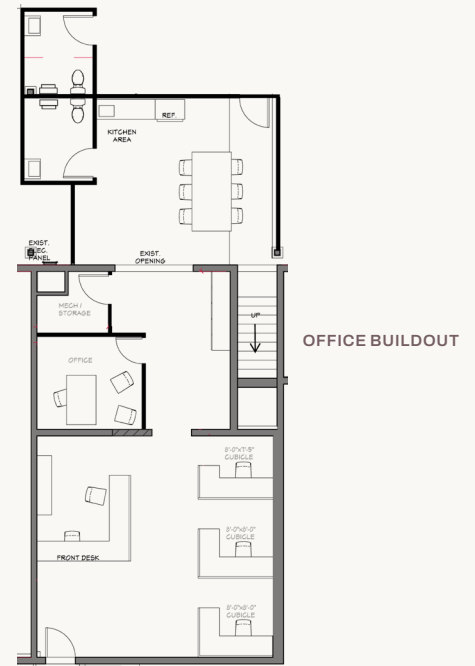
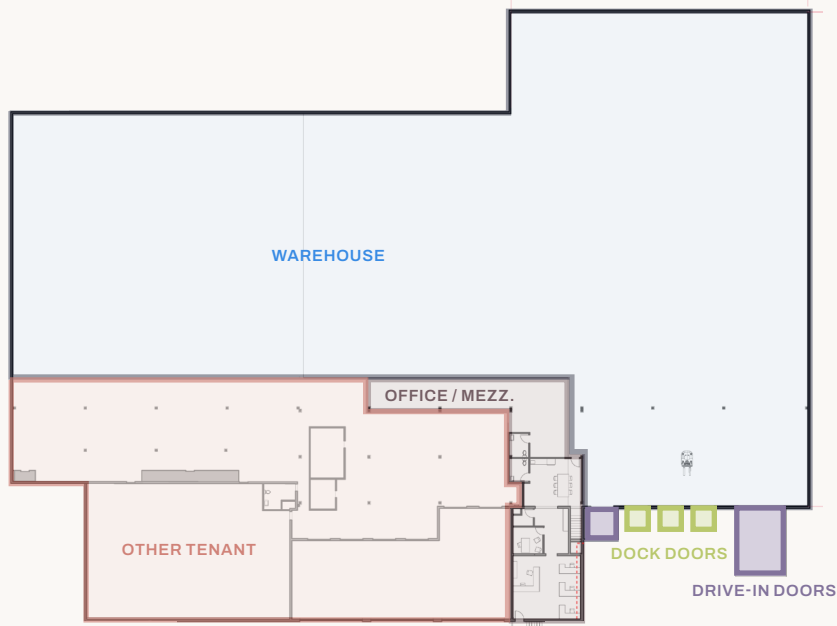
This 41,900 SF sublease opportunity offers a unique combination of warehouse and office space within a well-located industrial facility. Available through July 31, 2028, the premises provides immediate occupancy with existing improvements and infrastructure already in place, allowing a future user to minimize upfront capital costs and accelerate operations.

SUBLEASE HIGHLIGHTS

- 41,900 SF Available
- 34,400 SF Warehouse Space
- 7,500 SF Office / Mezzanine space
- Sublease through 7/31/2028
- Building and Dock Signage Available
- Three Dock Doors and Two Drive-In Doors

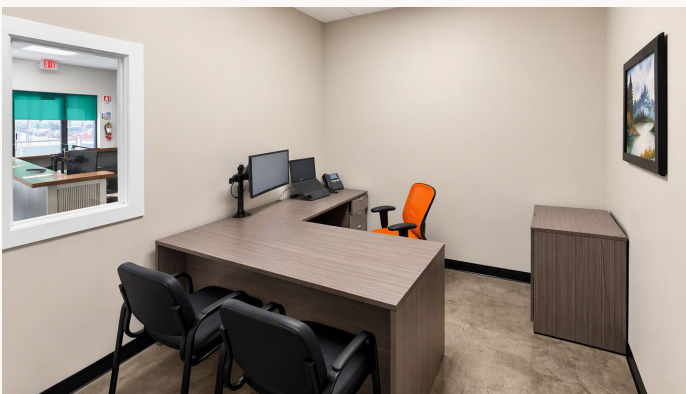
Sublease Floorplan

The floorplans illustrate the thoughtful integration of warehouse, office, and mezzanine space throughout the premises. The layout provides a clear separation between administrative and operational functions while maintaining efficient workflow between the office and warehouse areas. This balance creates flexibility for a variety of distribution, manufacturing, service, and logistics users.



ENHANCED WAREHOUSE & OFFICE ENVIRONMENT

The current tenant has made substantial investments to enhance the functionality of the space, creating a turn-key opportunity for a future occupant. Improvements include the addition of office and restroom facilities, widened dock openings, and the conversion of existing loading areas to drive-in access. The finished space now includes a welcoming lobby, private office, kitchenette, restroom, and warehouse area served by three dock doors and two drive-in doors, providing efficient loading, distribution, and operational flexibility.





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