



22,000 - 49,500 SF Distribution Warehouse **Lease Rate: \$7.95 PSF NNN**

40' clearance Class A industrial building! Building is 57,000 SF on 7.25 acres. Outside storage is available. Located in the Sarpy West Industrial Submarket, the property has great access to I-80, HWY 370, and HWY 50. Additional highlights include 12 dock doors with levelers, ESFR, 50' x 50' column spacing, and 12" precast panels. Please reach out to Denny Sciscoe for additional details.

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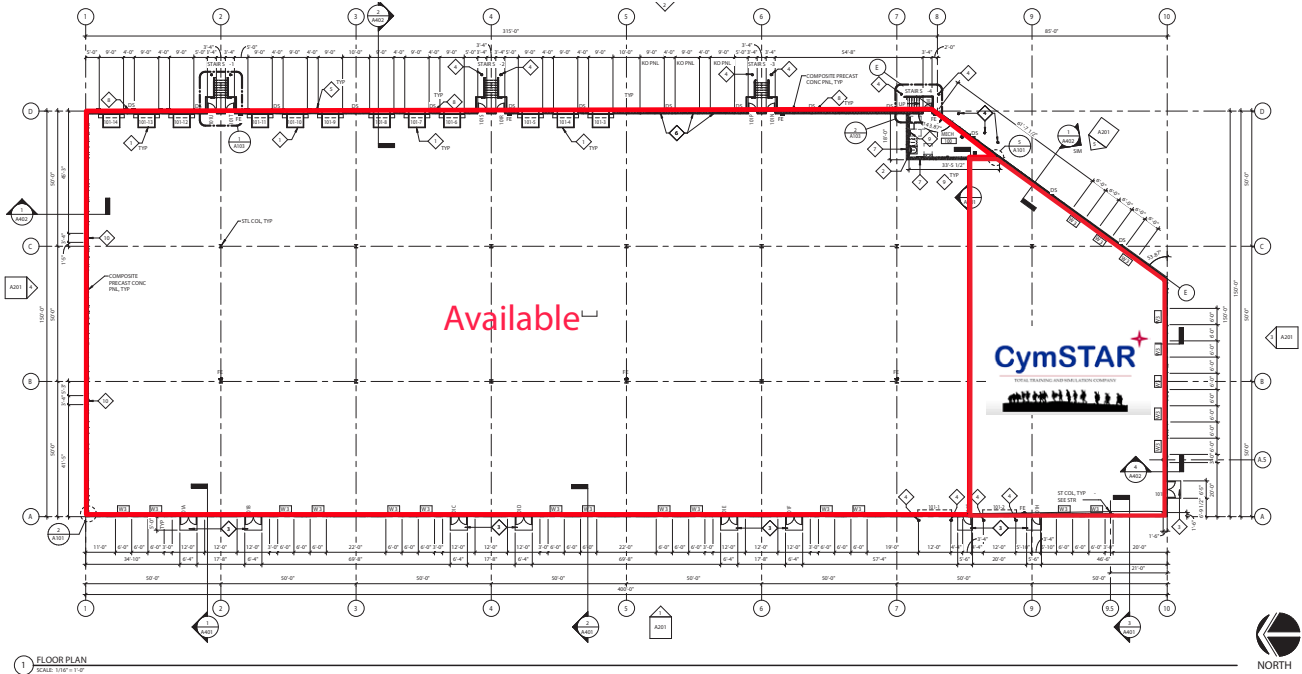
Property Highlights

Lease Rate	\$7.95 SF NNN	Column Spacing	50' x 50'
Total Available	49,500 SF	Building Construction	12" Precast panels
Total Contiguous	49,500 SF	Roof	TPO Roof R-25
Minimum Divisible	22,000 SF	Fire Suppressant	ESFR
Estimated NNN	\$2.62 PSF	Heat	Reznor units in warehouse
Building Size	57,000 SF	Dock High Doors	12 with levers & bumpers
Year Built	2021	Power	480V 3PH 1000a amps
Total Site Area	7.25 AC	Outdoor Storage	Available
Zoning	I-1		
Clearance Height	40' - 42'		

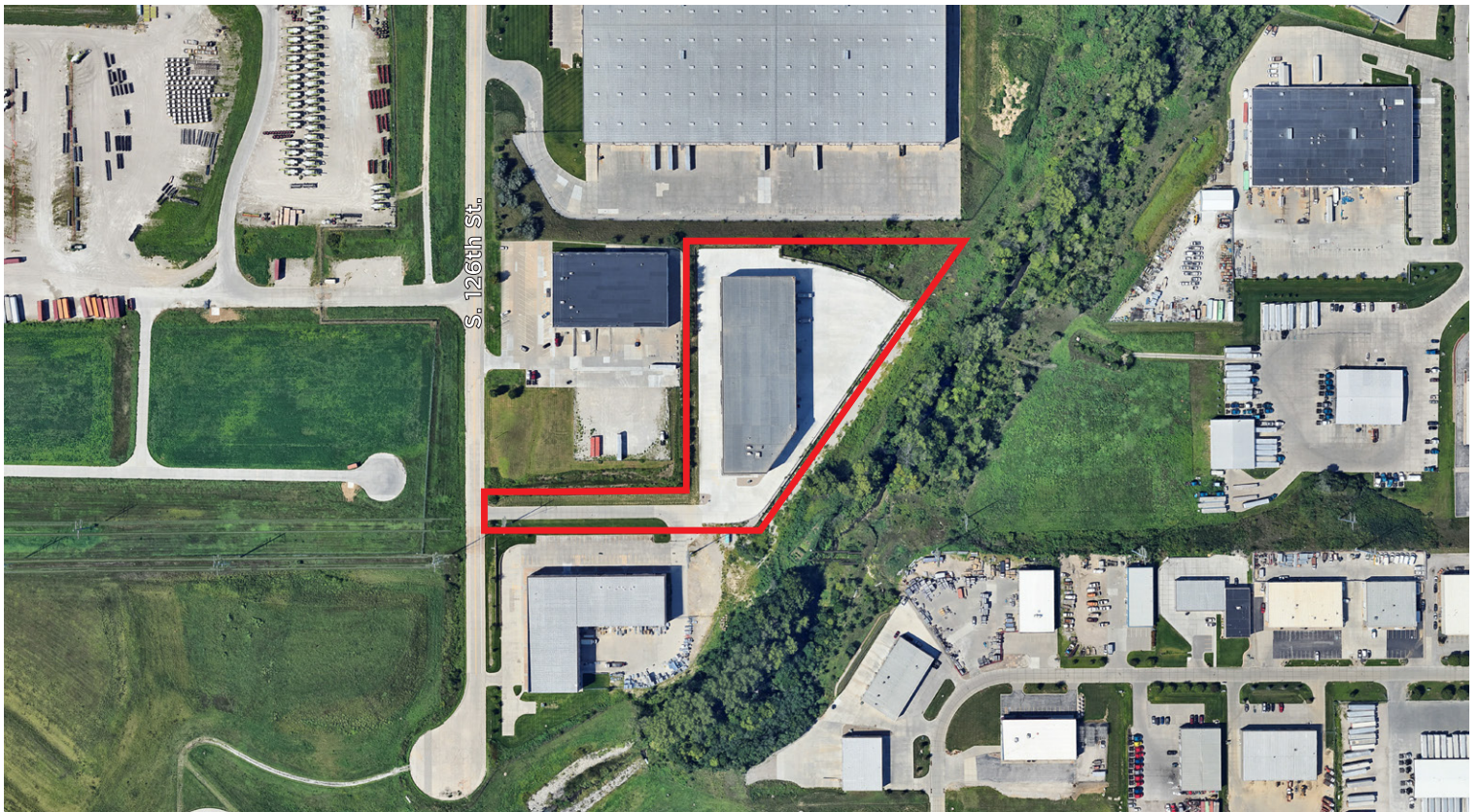
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Floor Plan



Aerial



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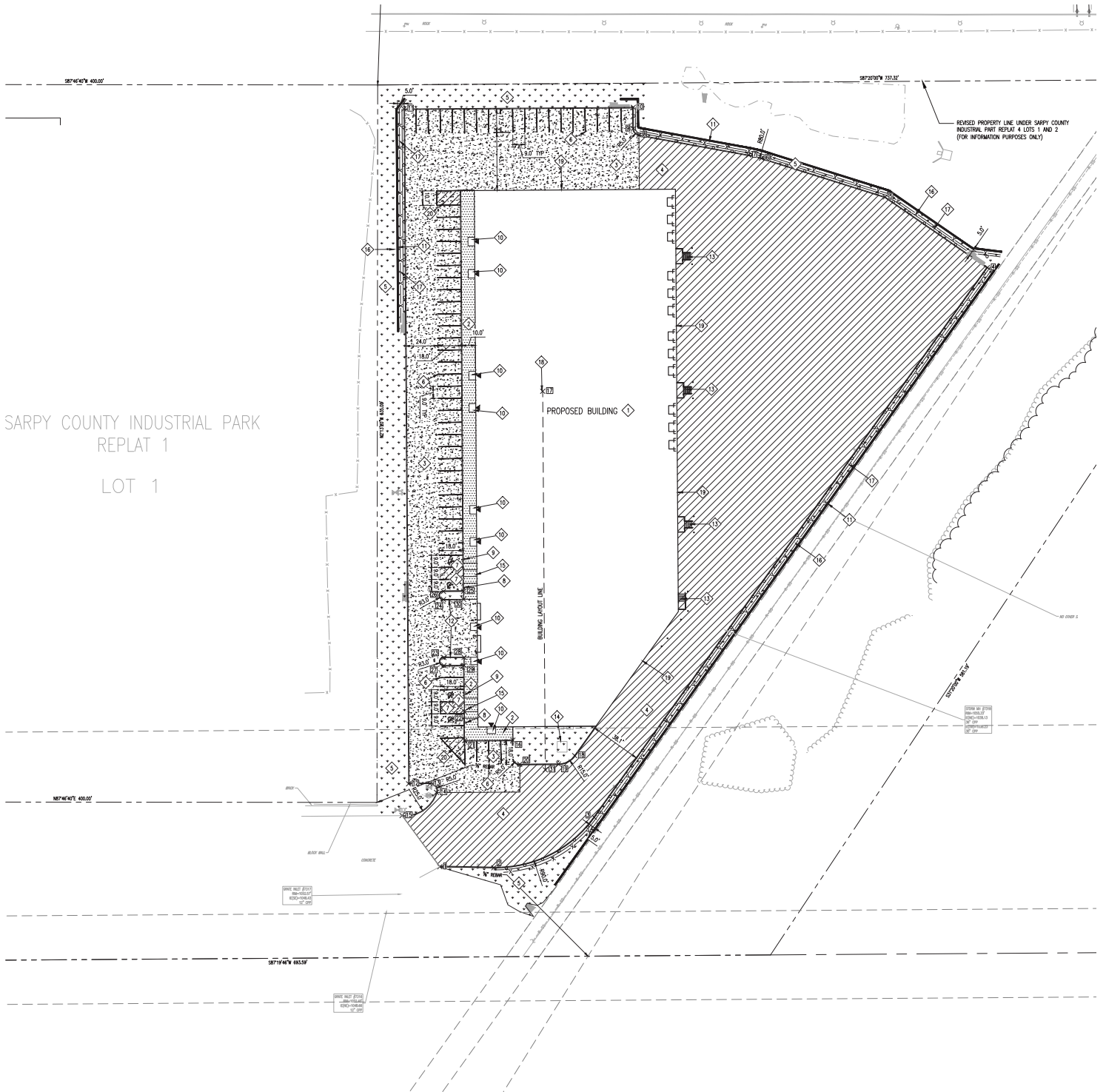
Photos



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Site Plan



Trade Map

