

22,000 - 49,500 SF DISTRIBUTION WAREHOUSE

9061 S. 126TH STREET

La Vista, NE 68138



AVAILABLE FOR LEASE

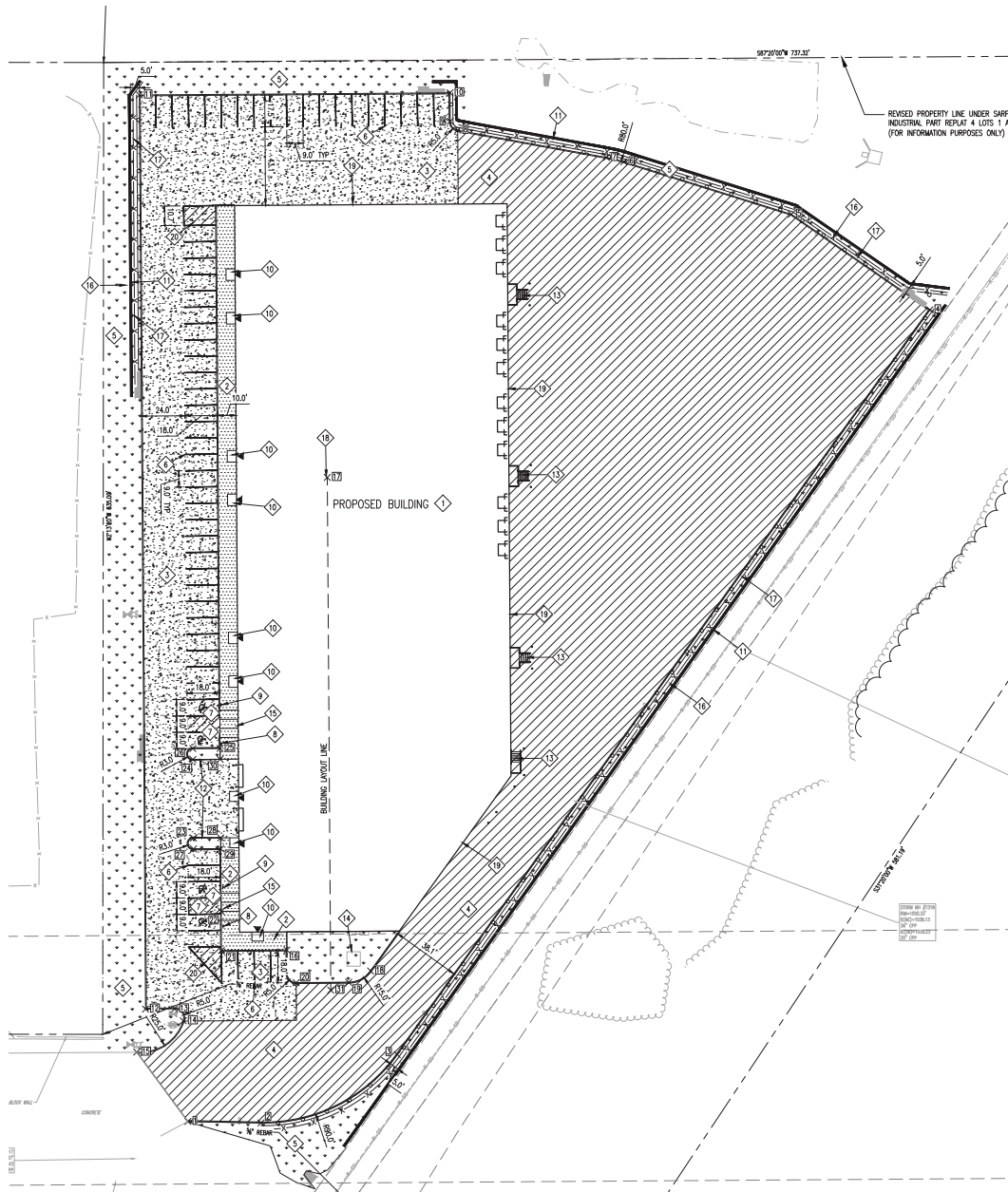




PROPERTY DESCRIPTION

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.

SITE PLAN



PROPERTY DETAILS

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

FLOOR PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

Denny Sciscoe

Director of Industrial Services

+1 402 548 4051

denny.sciscoe@lundco.com



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