



**7,650 - 15,300 SF Industrial Space**  
**Lease Rate: \$6.25 PSF NNN**

This 66,300 SF industrial building has up to 15,300 SF of space remaining to accommodate a variety of warehouse/distribution and flex users. Well-constructed in 2016, this building is located within the Sarpy West Industrial Submarket and minutes from I-80. Divisible by 7,650 SF each bay contains both a dock and drive-in door. Additional features include large truck court, ESFR and 22'-27' clearance heights.

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**Availability**

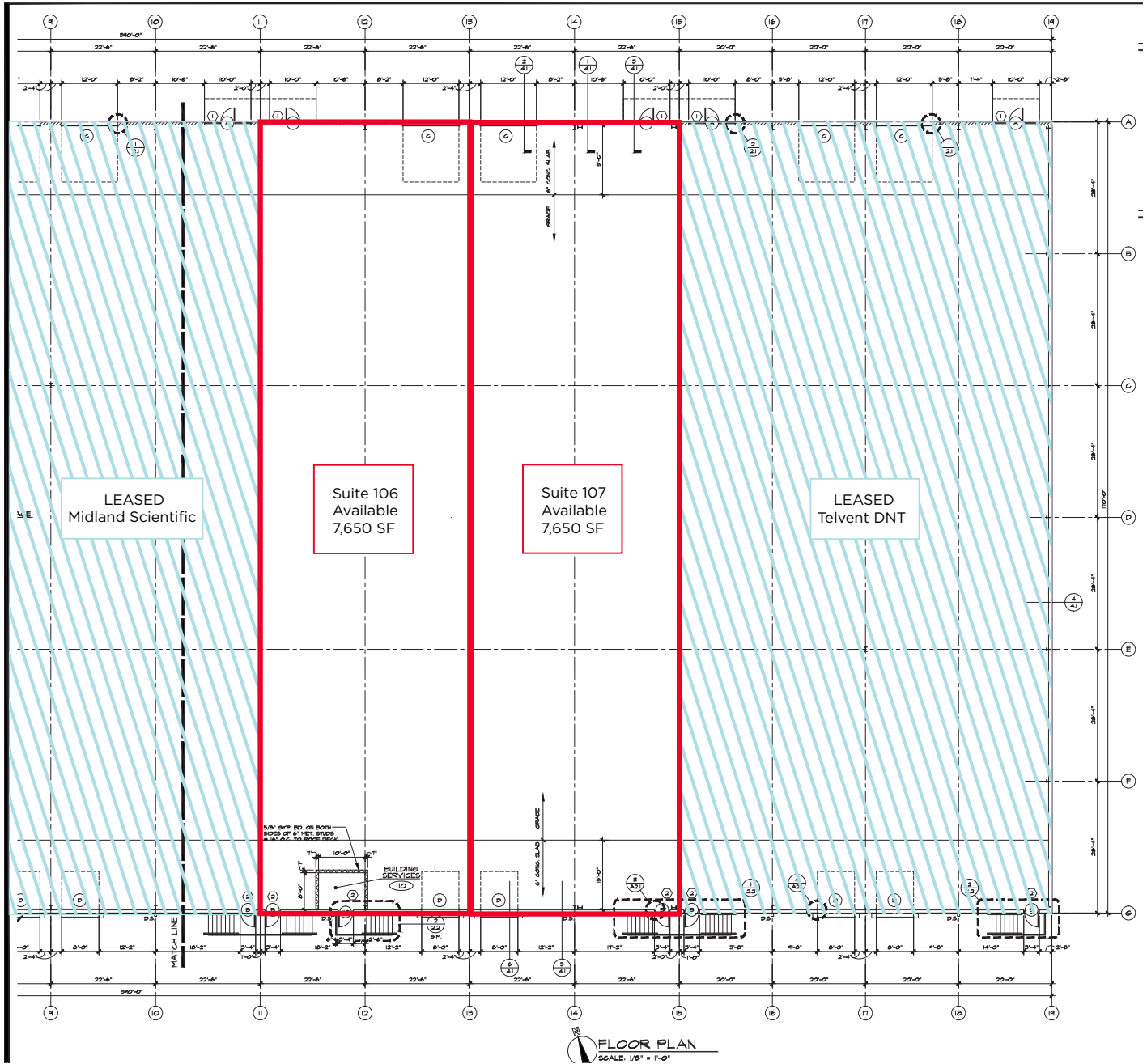
Lease Rate	\$6.25 SF NNN
Total Available	15,300 SF
Total Contiguous	15,300 SF
Building Size	66,300 SF
Year Built	2016
Total Site Area	5.03 AC
Zoning	I-1

**Property Highlights**

Clearance Height	27' - 22'
Column Spacing	40' x 56' and 45' x 56'
Roof	Metal
Outside Storage	Yes - Concrete
Fire Suppressant	ESFR
Heat	GFA
Drive-In Doors	1 per 7,650 SF
Dock High Doors	1 per 7,650 SF
Phase/Amp	480/277, 3 Phase 200 AMP and 208/110, 3 Phase
Operating Expenses	\$0.88 PSF Taxes \$.011 PSF Insurance \$0.85 PSF CAM <b>\$1.84 PSF Total</b>

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
106	7,650 - 15,300	\$6.25	Immediately
107	7,650 - 15,300	\$6.25	Immediately

**Floor Plan**

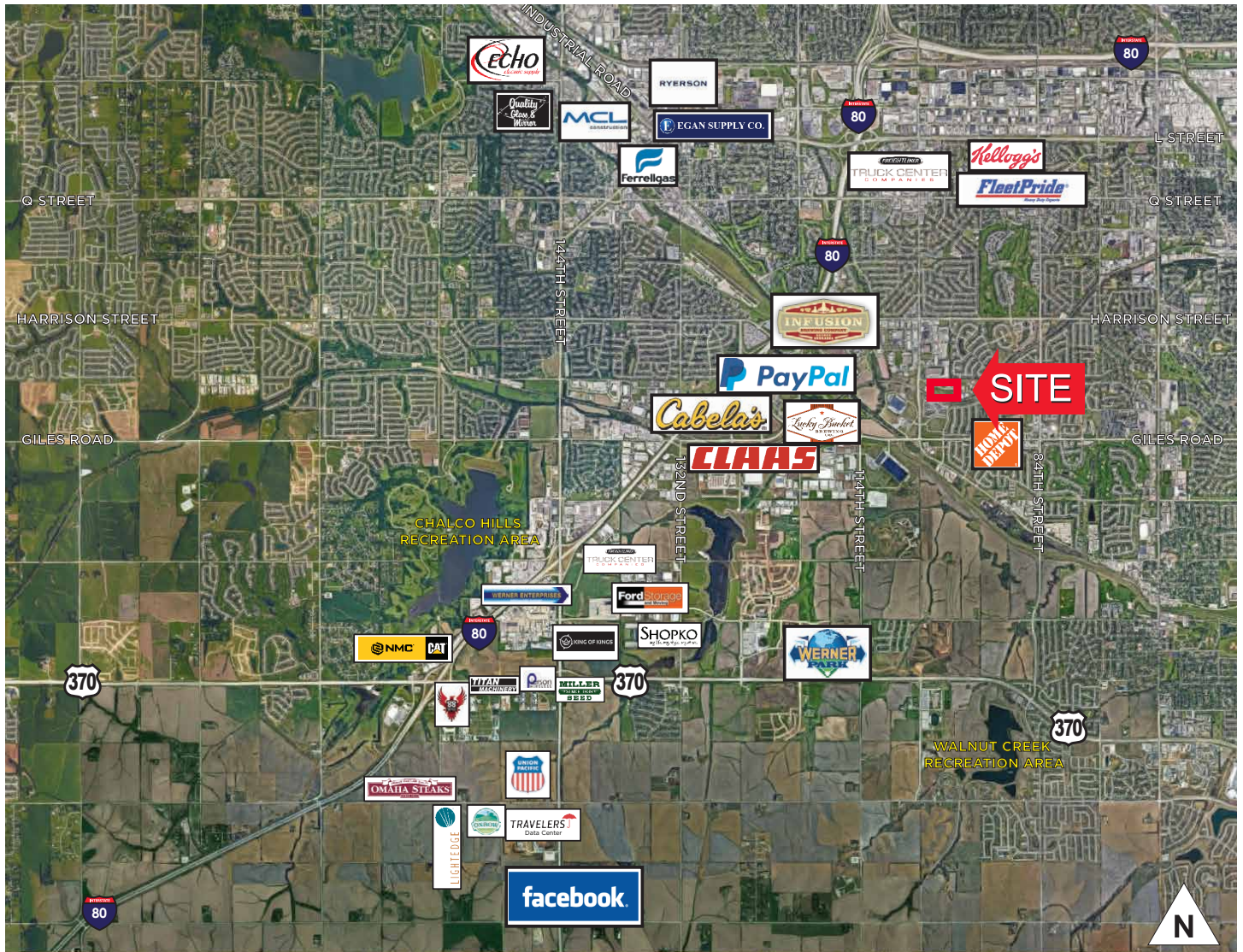




FOR LEASE

# Midlands Scientific Building

10651 Chandler Road / La Vista, NE



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