

# PORTAL PLAZA BLDG C-2

8,055 - 16,110 SF | \$7.95 SF/YR NNN

10351 PORTAL ROAD, PAPILLION, NE 68046



[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



**CLINT SEEMANN**

402.778.7541

[cseemann@investorsomaha.com](mailto:cseemann@investorsomaha.com)



**BRIAN KUEHL**

402.778.7537

[bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)



# PORTAL PLAZA BLDG C-2

10351 PORTAL ROAD, PAPILLION, NE 68046



## BUILDING INFORMATION

Building Size	43,860 SF
Min Divisible	8,055 SF
Max Contiguous	16,110 SF
Ceiling Height	24 ft
Minimum Ceiling Height	20.67 ft
Number Of Floors	1
Year Built	2018
Roof	EPDM
HVAC	GFA
Column Spacing	45' x 35' and 50' x 35'
Interior Description	Column spacing is 45" x 35" and 50" x 35". Bays provided with 1 set of single-stall, building standard restrooms.

## PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

## UTILITIES & AMENITIES

Power	Yes
Power Description	400 Amp
Sprinkler	Yes

## SITE INFORMATION

Cross-Streets	Portal Road & Giles
County	Sarpy
Zoning	MU
Lot Size	3.4 Acres
Number Of Buildings	1
Location Description	5 minutes to I-80 via Giles Road

## PROPERTY HIGHLIGHTS

- Join Kros Strain Brewing, Pint Nine Brewing Co., Pilkington Glass, Farrell's Extreme Fitness, Young Chiropractic and Audio Visual Innovations, Inc.
- New construction
- Approximately 5 minutes from I-80 / Giles Rd. interchange
- Dock & drive in doors available
- Suites provided in shell condition with warehouse heat & lighting throughout, demising wall, and single stall restroom
- TI allowance will also be made available upon request

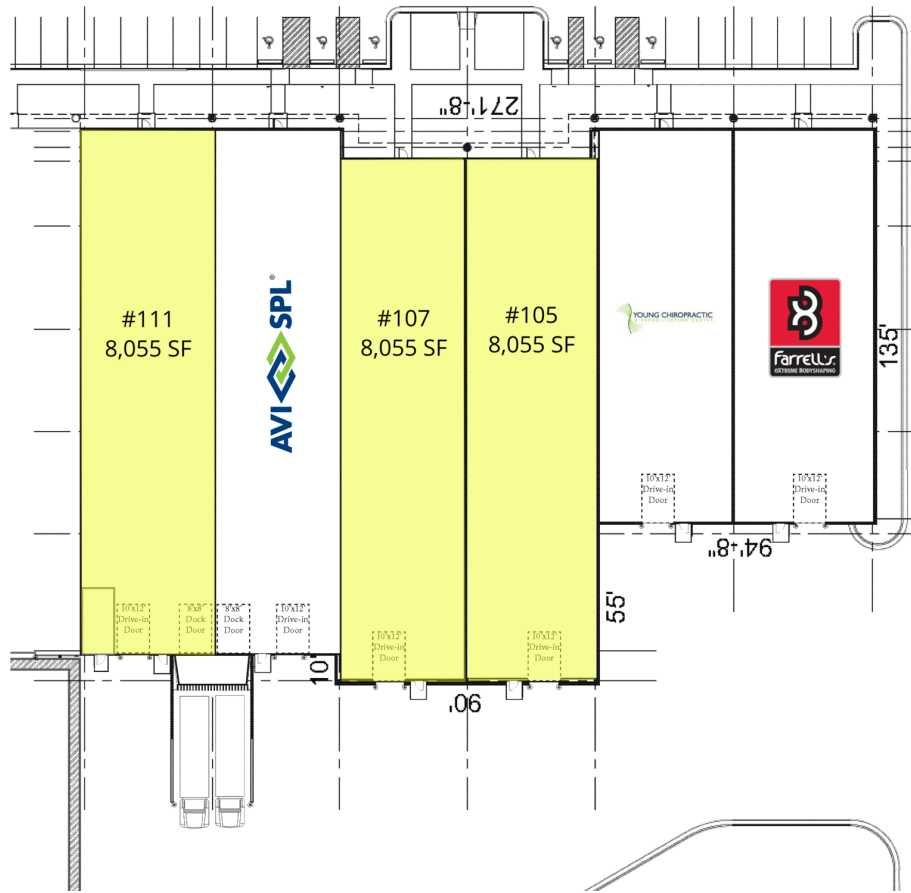
## OFFERING SUMMARY

LEASE RATE	\$7.95 SF/YR NNN
Est. Op. Exp.	\$4.65 SF/YR
Available SF	8,055 - 16,110 SF
Property Type	Industrial

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,773	70,399	140,930
Average Age	34.8	33.3	35.1
HOUSEHOLDS			
Total Households	2,153	27,998	56,491
People Per HH	2.7	2.5	2.5
Average HH Income	\$96,546	\$74,062	\$73,872
Average HH Value	\$228,865	\$199,109	\$180,275

**10351 PORTAL ROAD**  
AVAILABLE SPACES SUMMARY



**LEGEND**



FOR LEASE

LEASED

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
105	8,055 SF	\$7.95 SF/yr (NNN)	\$4.65	\$8,457.75	1 (10' x 12') drive-in door and (8' x 8') dock-high door. 1 set of single-stall RR
107	8,055 SF	\$7.95 SF/yr (NNN)	\$4.65	\$8,457.75	1 (10' x 12') drive-in door and (8' x 8') dock-high door. 1 set of single-stall RR
111	8,055 SF	\$7.95 SF/yr (NNN)	\$4.65	\$8,457.75	1 (10' x 12') drive-in door and (8' x 8') dock-high door. 1 set of single-stall RR

**CLINT SEEMANN**

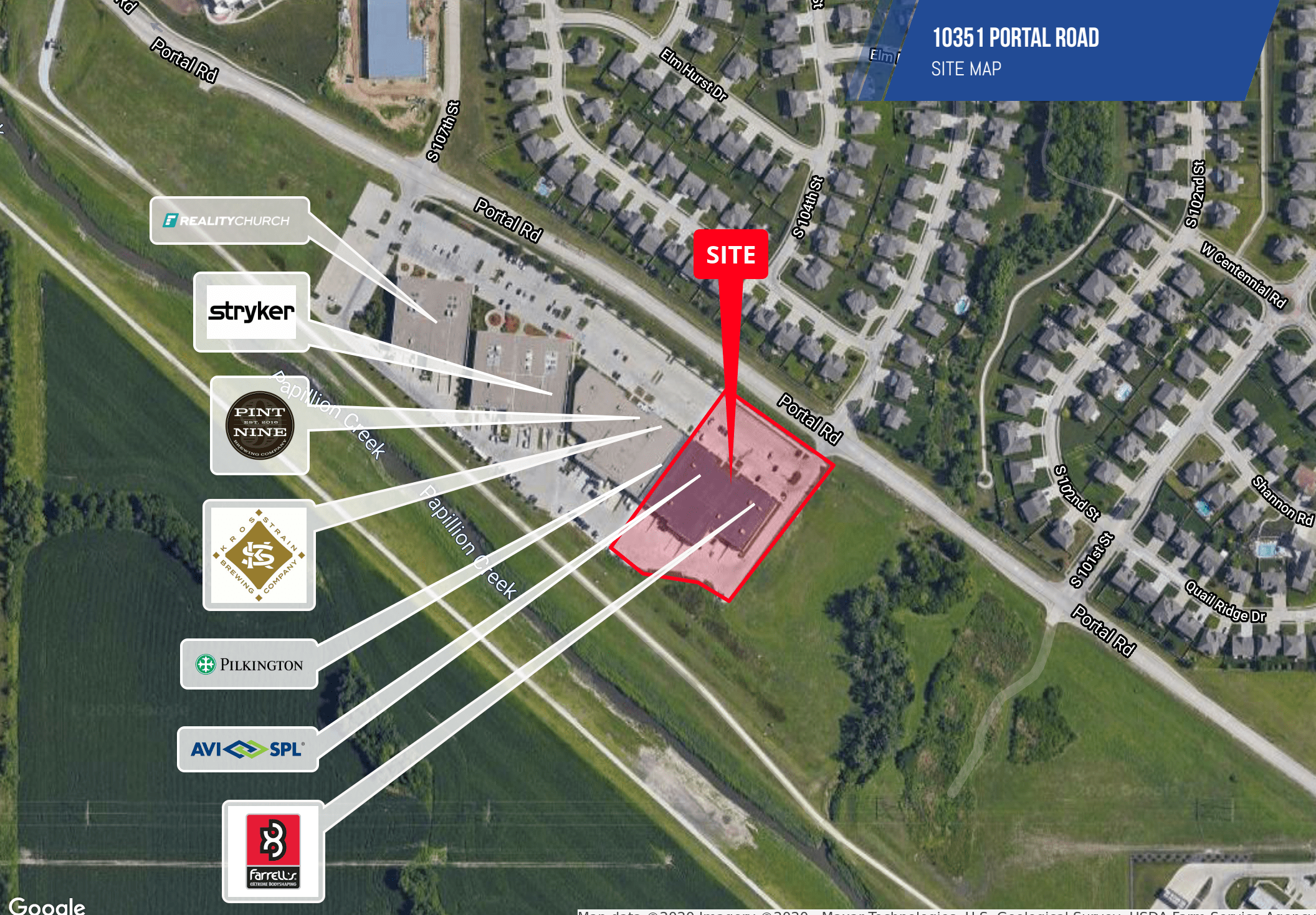
402.778.7541 | cseemann@investorsomaha.com

**BRIAN KUEHL**

402.778.7537 | bkuehl@investorsomaha.com



10351 PORTAL ROAD  
SITE MAP



REALITYCHURCH

stryker

PINT  
EST. 2010  
NINE  
BREWING COMPANY

K R O S STRAIN  
BREWING COMPANY

PILKINGTON

AVI SPL

farrell's  
EXTREME BODYSHAPING

SITE

Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

CLINT SEEMANN

402.778.7541 | cseemann@investorsomaha.com

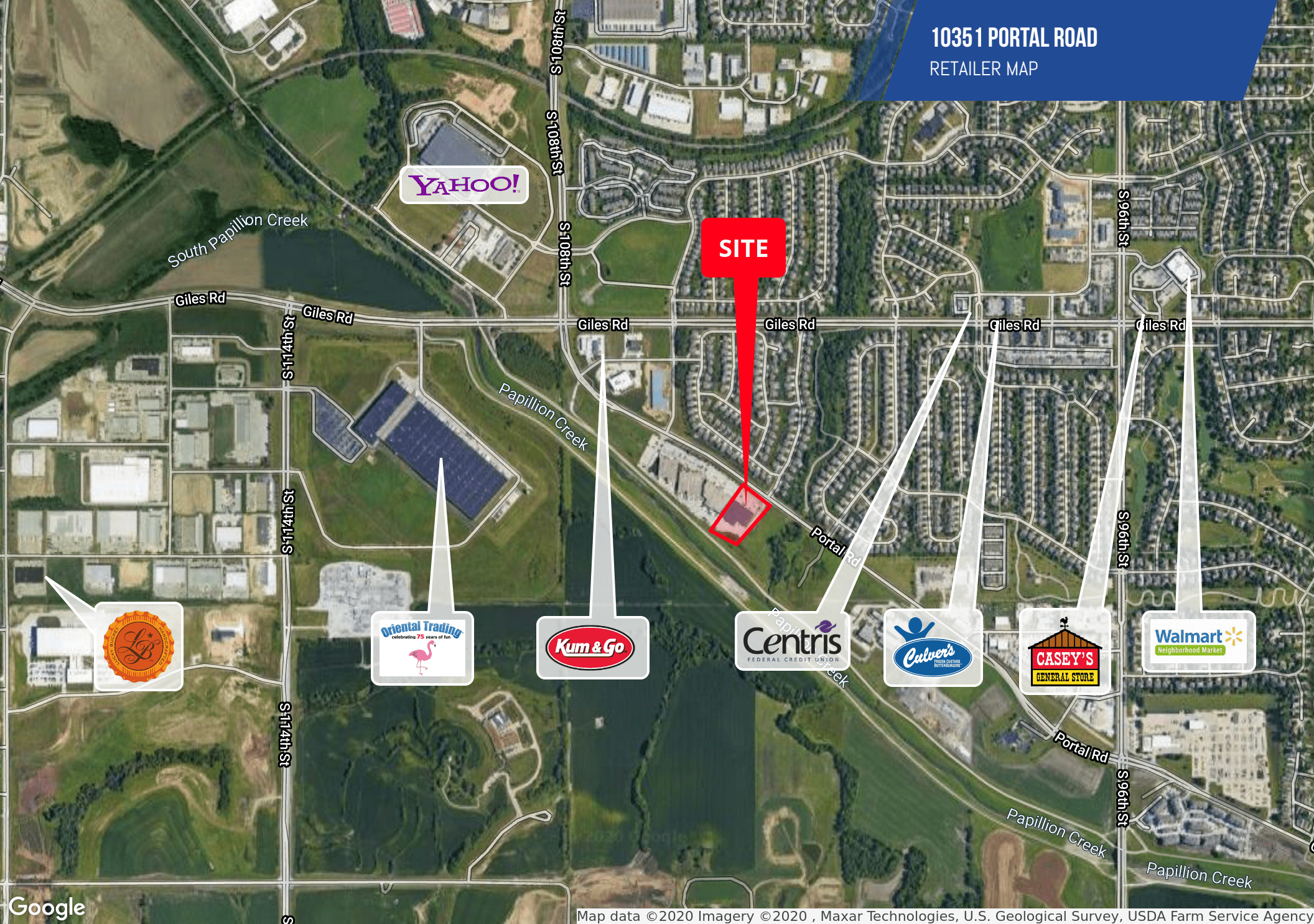
BRIAN KUEHL

402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



10351 PORTAL ROAD  
RETAILER MAP



YAHOO!

SITE

Oriental Trading  
celebrating 75 years of fun

Kum & Go

Centris  
FEDERAL CREDIT UNION

Culver's  
FRESH CUSTARD  
HOTTER HOSPITALITY

CASEY'S  
GENERAL STORE

Walmart  
Neighborhood Market



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

CLINT SEEMANN

BRIAN KUEHL

402.778.7541 | cseemann@investorsomaha.com 402.778.7537 | bkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

