



## **250,000 SF Class A Industrial Building** **Lease Rate: \$5.75 PSF NNN**

R&R Realty is developing one of the Omaha Metros largest speculative buildings in history. Warehouse I is a 250,000 SF Class A industrial building located at the highly sought-after Highway 50, Highway 370 and I-80 corridor with Highway 50 frontage. With anticipated construction completion in Summer 2018, Warehouse I will feature 32' clearance height, ESFR protection, and 1 dock per 12,500 SF.

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**Availability**

Lease Rate	\$5.75 SF NNN
NNN	\$1.75 PSF
Total Available	250,000 SF
Minimum Divisible	25,000 SF
Total Site Area	15.34 AC

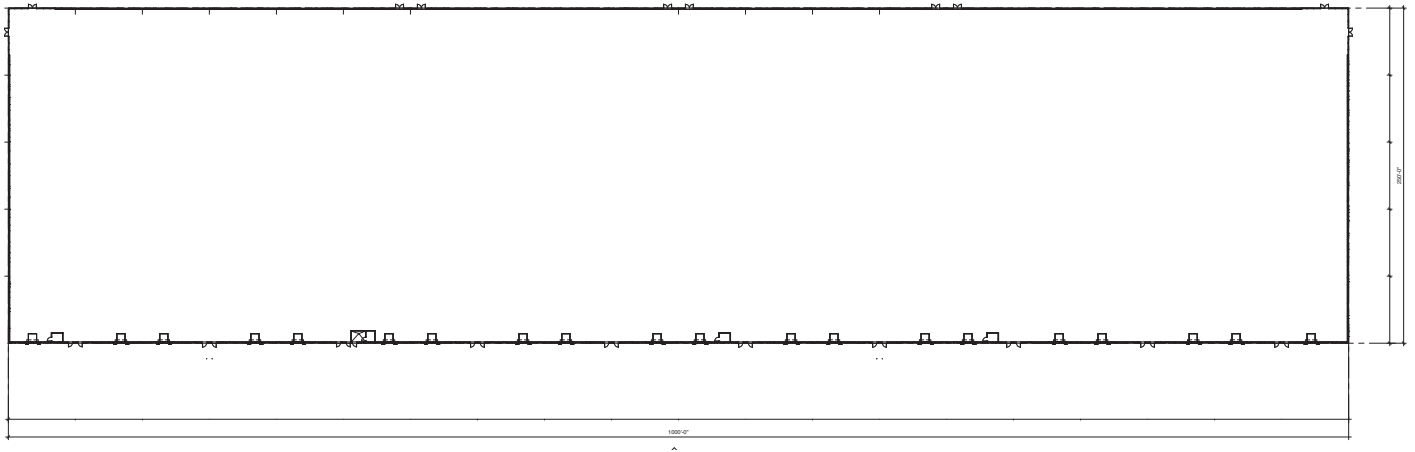
**Property Highlights**

Building Size	250,000 SF
Expected Completion	Summer 2018
Clearance Height	32'
Column Spacing	50' x 50'
Fire Suppressant	ESFR
Parking	1:1000 SF expandable to 2:1000 SF

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**Floor Plan**



**Base Building Finish**

- Smooth Finish Insulated Pre-Cast Panels
- Punched windows along front and ends of the building
- Grand Entrances spaced evenly along the front of the warehouse
- 32' clear height warehouse
- Column spacing 50'x50'
- 6" 4000 psi reinforced concrete slab on grade
- Domestic water / sanitary sewer along front of building
- ESFR fire sprinkler system
- 9'x10' overhead doors with dock bumpers and pads, one per bay
- Dock levelers at every other bay / every other overhead door
- Main electrical service 277V 3-phase (3000 amps)
- Building Insulation
  - Roof - 45 mil TPO (R-25)
  - Exterior pre-cast panels insulated (R-14)
- Painting:
  - Precast wall panels - interior and exterior
  - Underside of roof deck primed white
- Reznor heater located at every other bay
- Interior building lighting - LED light fixtures will be provided to average 25 fc on open warehouse layout with no obstructions.
- Accessibility to fiber

**Pavement Areas**

- 180' depth service court shared with Warehouse I
- 6" pavement at service court and drives
- 5" pavement at all parking areas
- Parking ratio - 1 car per 1,000 S.F. expandable to 2 cars per 1,000 SF

\*\*\*PRELIMINARY - SUBJECT TO CHANGE

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