

6940 S 108TH , LAVISTA , NE 68128

BROOK VALLEY 14

\$6.75 SF/YR NNN | 5,400 SF



LEASE BROCHURE

12500 I STREET | OMAHA, NE 68137 | INVESTORSOMAHA.COM | [in](#) | [f](#) | [t](#)



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Clean building off 108th & Harrison. 1 (8x8) Dock Door.

### LOCATION DESCRIPTION

Clean building 1 block south off 108th & Harrison with great interstate access.

### OFFERING SUMMARY

Lease Rate:	\$6.75 - 7.85 SF/yr (NNN)
Number of Units:	1
Available SF:	3,485 - 5,400 SF
Lot Size:	2.89 Acres
Building Size:	43,172 SF
NNN/SF/Y	\$2.29

SPACES	LEASE RATE	SIZE (SF)	EST TOTAL RENT
6942	\$6.75 SF/yr	5,400	\$4,068.00
6952	\$7.85 SF/yr	3,485	

### ADDITIONAL INFO

1 (8x8) Dock Door



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## PROPERTY DETAILS

### LEASE RATE

**\$6.75 - 7.85 SF/YR**

### LOCATION INFORMATION

Building Name	BROOK VALLEY 14
Street Address	6940 S 108th
City, State, Zip	LaVista , NE 68128
County/Township	Sarpy
Market	Omaha
Submarket	Sarpy West
Cross Streets	108th & Harrison Street
Nearest Highway	Access I-80 within minutes

### BUILDING INFORMATION

Building Size	43,172 SF
Number Of Dock High Doors	2
Ceiling Height	9 - 22 ft
Year Built	1997
Column Space	40.0
Roof	rubber membrane

### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-2
Lot Size	2.89 Acres
Submarket	Sarpy West

### PARKING & TRANSPORTATION

Parking Type	Surface. Ample
Parking Description	At door.
Trailer Parking	N/A
Rail Access	No

### UTILITIES & AMENITIES

Power	3-phase
Central HVAC	GFA
Restrooms	2(ADA)
Exterior Description	Tilt-up concrete construction



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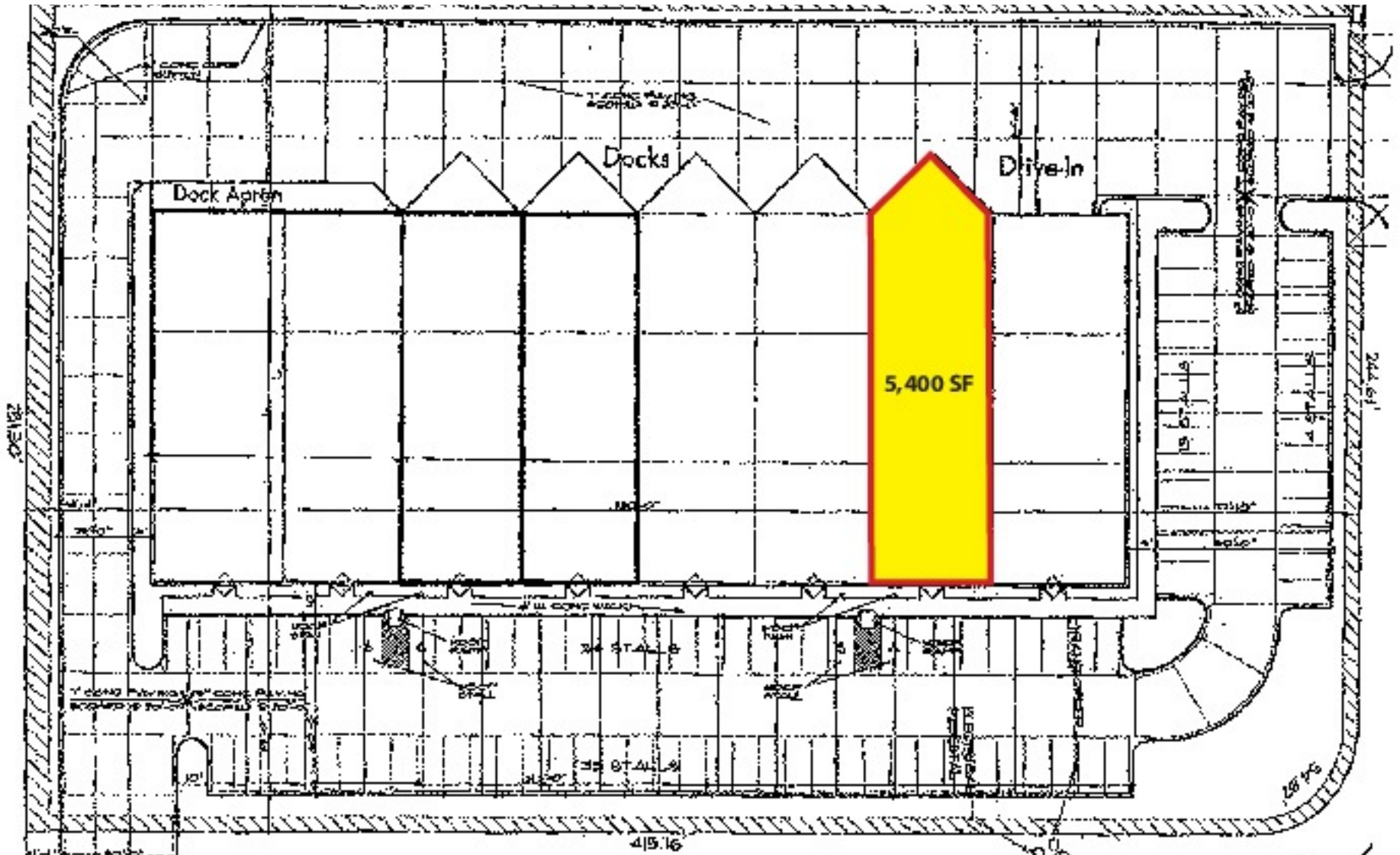


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# SITE PLAN



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## STIE AERIAL



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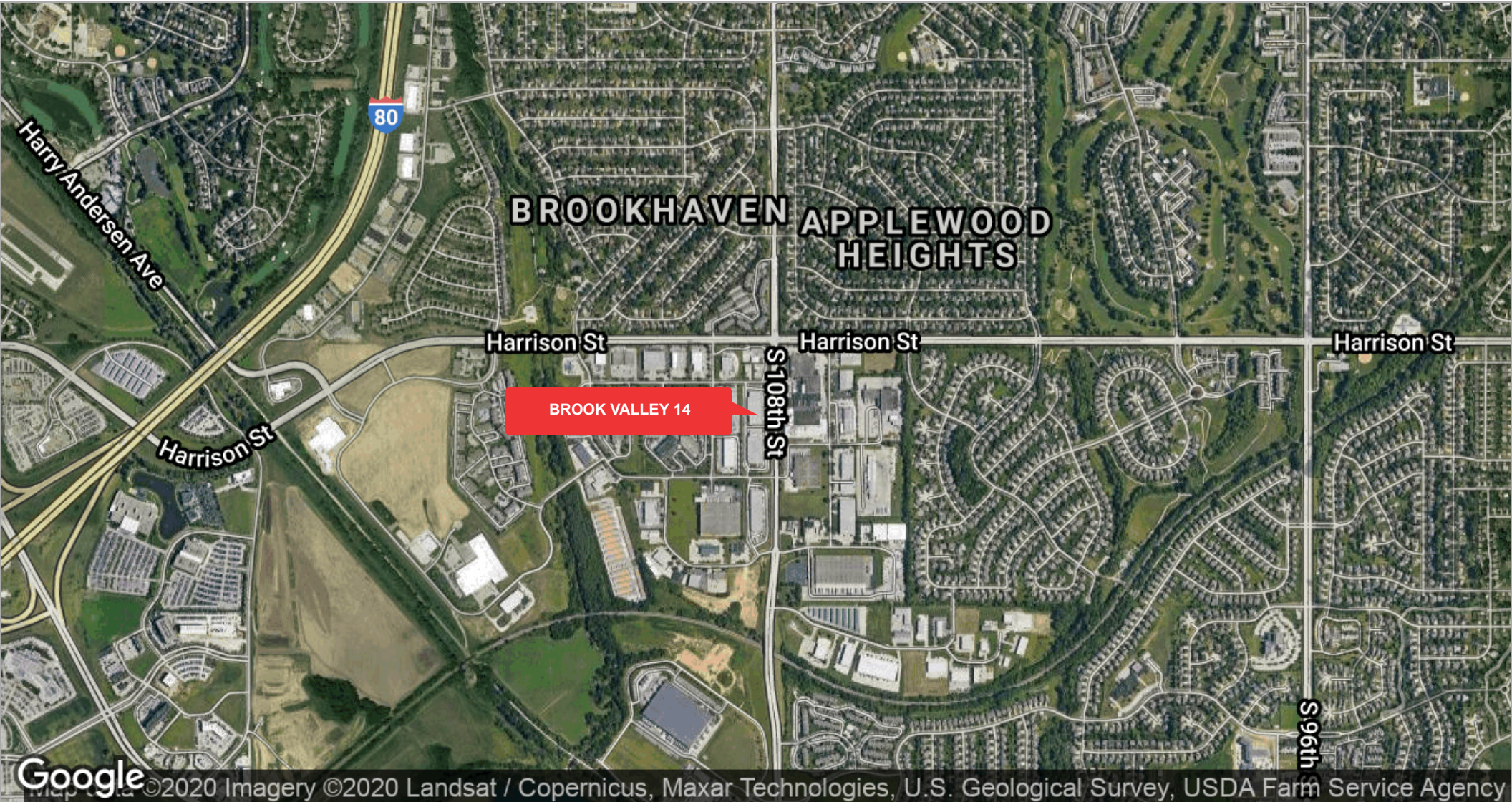
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## REGIONAL MAP



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## ADDITIONAL PHOTOS



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