



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

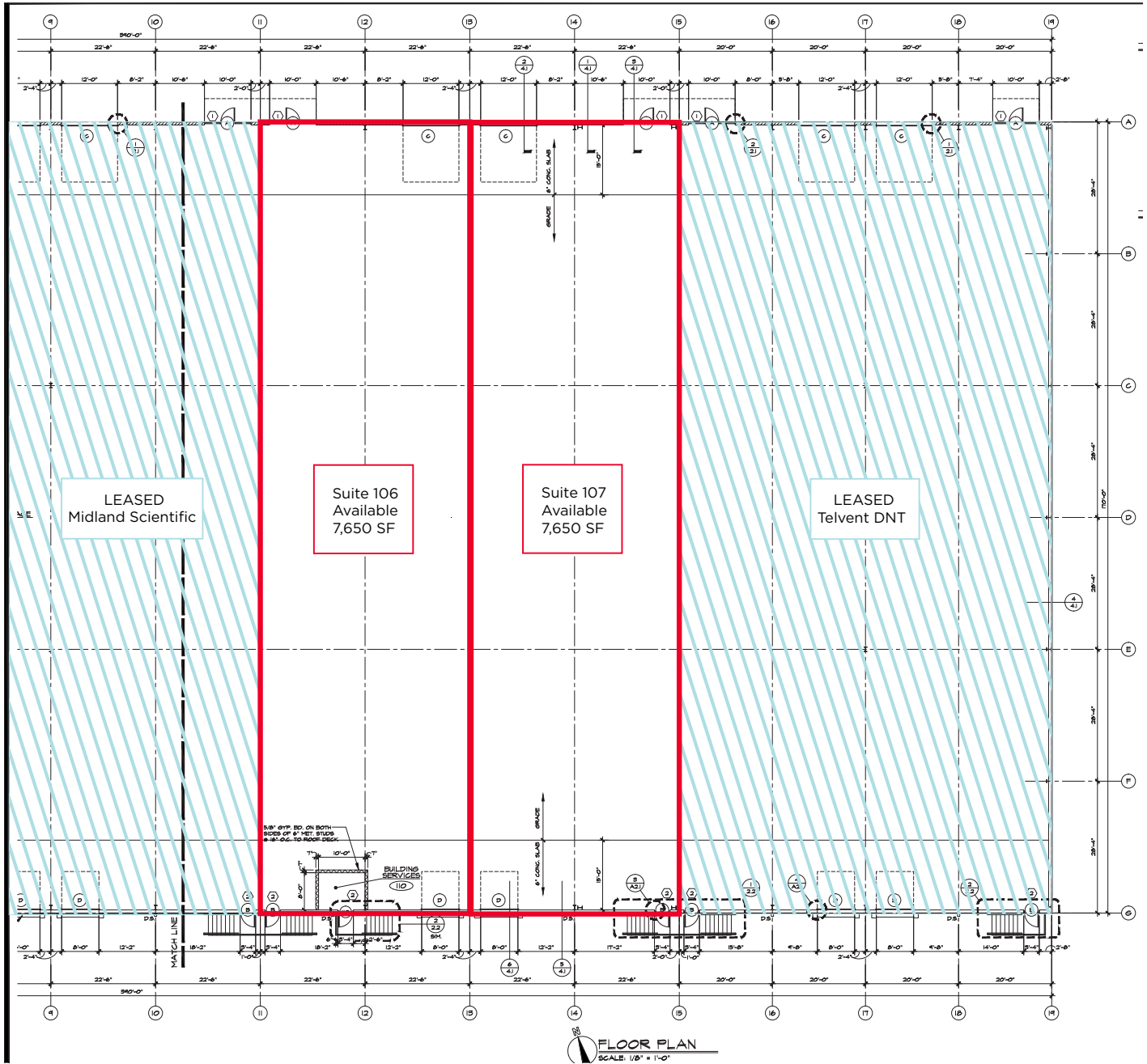
Lease Rate	\$6.25 SF NNN
Total Available	15,300 SF
Total Contiguous	15,300 SF
Building Size	66,300 SF
Year Built	2016
Total Site Area	5.03 AC
Zoning	I-1

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 \$0.11 PSF Insurance \$0.85 PSF CAM \$1.84 PSF Total

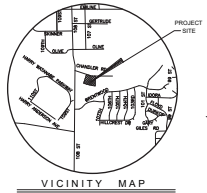
Suite	Square Feet (min - max)	Price/SF NNN	Date Available
106	7,650 - 15,300	\$6.25	Immediately
107	7,650 - 15,300	\$6.25	Immediately

Floor Plan



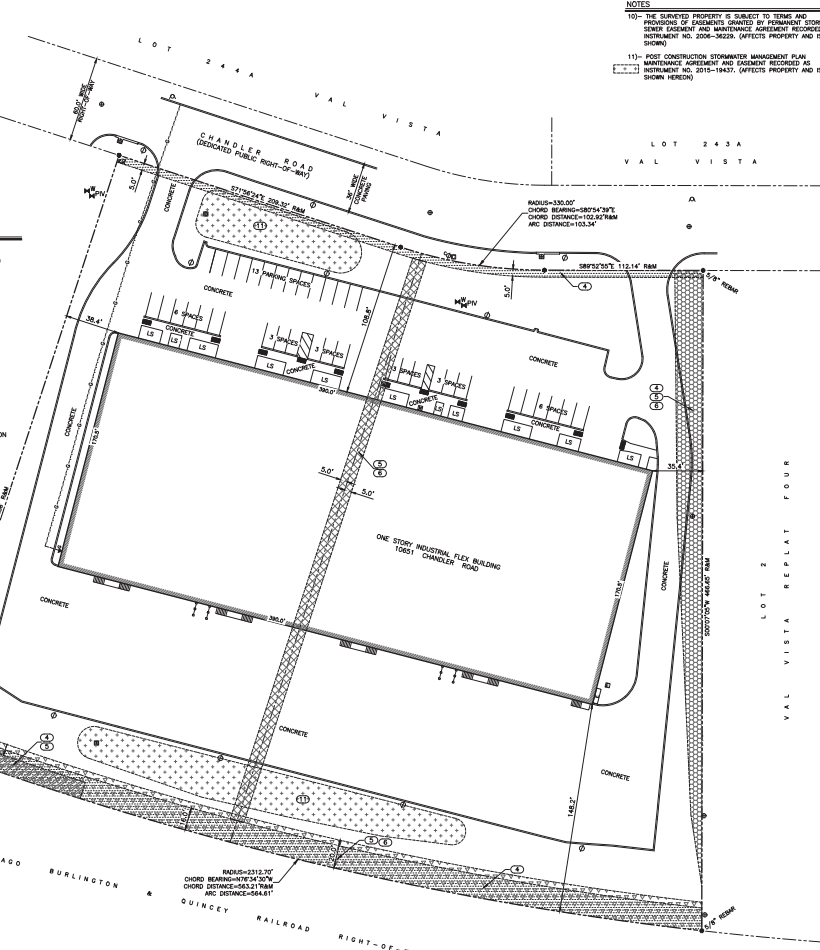
FOR LEASE
Midland Scientific Building
 10651 Chandler Road / La Vista, NE

Site Plan



LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (5/8" IRON 1/2" CAP #496)
- R RECORD DISTANCE
- M MEASURED DISTANCE
- ⊙ CABLE MARKING POLE
- ⊙ LIGHT POLE
- ⊙ GAS METER
- ⊙ ELECTRICAL PEDESTAL
- ⊙ CABLE TV PEDESTAL
- ⊙ SIGN
- ⊙ DOMED GRATE
- ⊙ FIRE HYDRANT
- ⊙ POST INDICATOR VALVE
- ⊙ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊙ CURB INLET
- ⊙ GAS LINE
- ⊙ IRON FENCE
- ⊙ TRUNCATED DOME PAD
- ⊙ TITLE COMMITMENT EXCEPTION
- LS LANDSCAPED AREA



NOTES

10- THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND PROVISIONS OF EASEMENTS GRANTED BY PERMANENT STORM SEWER EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. 2008-36228. (AFFECTS PROPERTY AND IS NOT SHOWN)

11- POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT RECORDED AS INSTRUMENT NO. 2015-19437. (AFFECTS PROPERTY AND IS NOT SHOWN)

LEGAL DESCRIPTION

LOT 1, VAL VISTA REPLAT SIX, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARP COUNTY, NEBRASKA.

CERTIFICATION

TO: MIDLAND SCIENTIFIC PROPERTIES, LLC, NEBRASKA LIMITED LIABILITY COMPANY, BY: BLACK HILLS COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS, AS TRUSTEES INTEREST AND APPOINTOR, K/V: NO. 2 UNITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND TITLECORE NATIONAL, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINNESOTA SURVEYING PRACTICE ACT AND THE 2018 MINNESOTA SURVEYING BOARD REGULATIONS FOR ALIEN SURVEYS AND RECORDS FOR ALIA AND RPLS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 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TD2 engineering & surveying

Thompson, Greesen & Dorner, Inc.
 10838 Oak Hill Rd
 Omaha, NE 68154
 p:402.330.8800 f:402.330.5866
 td2@aol.com

Survey Type

ALTA/NPS LAND TITLE SURVEY

10651 CHANDLER ROAD

MIDLAND SCIENTIFIC PROPERTIES, LLC

LOT 1, VAL VISTA REPLAT SIX, SARP COUNTY, NEBRASKA.



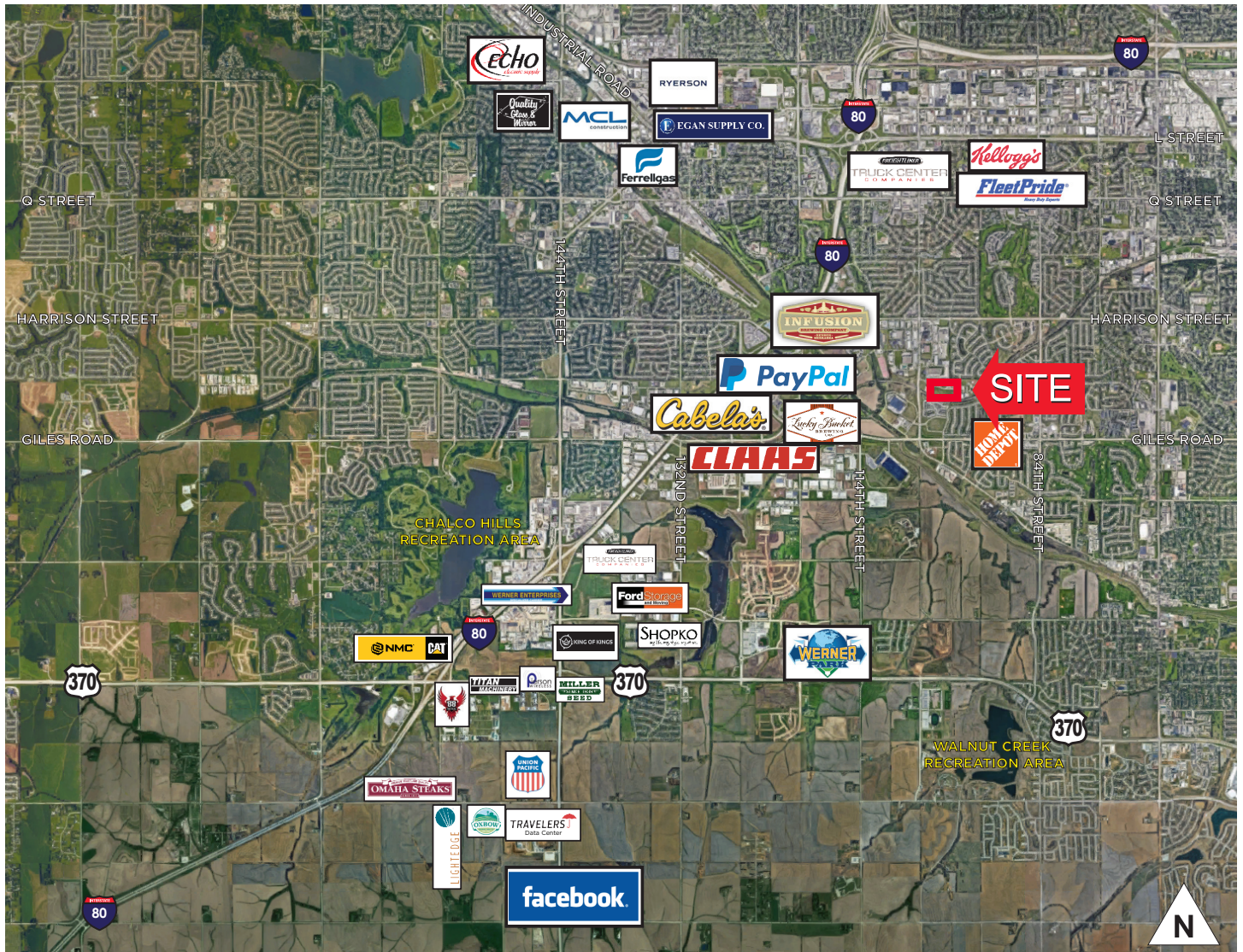
Revision Dates

No.	Description	MM-DD-YY

Job No.: 1767-18-(AL)
 Drawn By: RJR
 Date: FEBRUARY 27, 2018
 Book: 1747
 Page: 74

FOR LEASE

Midland Scientific Building
10651 Chandler Road / La Vista, NE



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