

10411 PORTAL ROAD, PAPIILLION, NE 68046

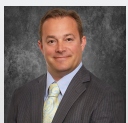
PORTAL PLAZA BUILDING C

\$7.25 SF/YR NNN | 4,140 SF



LEASE BROCHURE

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10411 PORTAL ROAD, PAPILLION, NE 68046

PORTAL PLAZA BUILDING C

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Portal Plaza Building C
Street Address	10411 Portal Road
City, State, Zip	Papillion, NE 68046
County/Township	Sarpy County
Cross Streets	104th & Portal Road

BUILDING INFORMATION

Building Size	43,673 SF
Number Of Grade Level Doors	5 (10 x 12)
Number Of Dock High Doors	4 (8 x 8)
Ceiling Height	20 ft
Number Of Floors	1
Year Built	2015
Column Space	50 x 35 & 45 x 35
Roof	EPDM
Free Standing	Yes
Number Of Buildings	1
Ceilings	Max Height = 24' Min Height= 20' 8"

LEASE RATE

\$7.25 SF/YR

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	MU
Lot Size	3.2 Acres

PARKING & TRANSPORTATION

Parking Description	Ample
Rail Access	No

UTILITIES & AMENITIES

Power	400 Amp
Central HVAC	GFA
Restrooms	Two Per Bay
Exterior Description	Bays will be provided with 1 set of single-stall building standard restrooms
Interior Description	Column Spacing = 45'x35' & 50'x35'



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PORTAL PLAZA BUILDING C

PROPERTY SUMMARY

PROPERTY DESCRIPTION

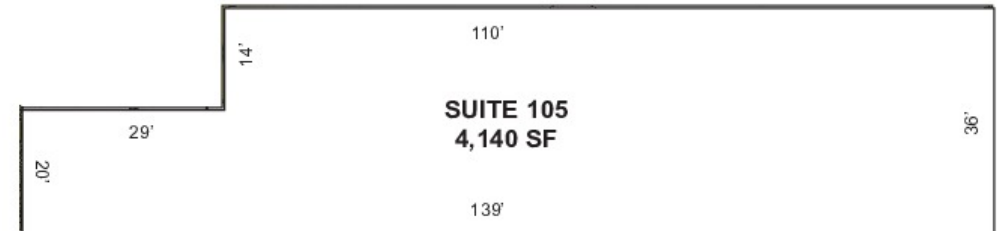
Join Pilkington Glass, Kros Strain Brewing and Pint Nine Brewing in this brand new building, dock & drive in doors available and suites provided in shell condition with warehouse heat & lighting throughout, demising wall, & single stall rest room

LOCATION DESCRIPTION

Approximately 5 Minutes from I-80/ Giles Rd. Interchange

PROPERTY HIGHLIGHTS

- Join Pilkington Glass, Kros Strain Brewing and Pint Nine Brewing in this brand new building.
- 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, & single stall rest room



OFFERING SUMMARY

Lease Rate:	\$7.25 SF/yr (NNN)
Number of Units:	2
Available SF:	4,140 SF
Lot Size:	3.2 Acres
Building Size:	43,673 SF
NNN SF/Y	\$2.15

SPACES	LEASE RATE	SIZE (SF)	EST TOTAL RENT
105	\$7.25 SF/yr	4,140	



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PORTAL PLAZA BUILDING C

SITE



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PORTAL PLAZA BUILDING C

AERIAL



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PORTAL PLAZA BUILDING C

ADDITIONAL PHOTOS



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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	
Street Address	
City, State, Zip	
County/Township	
Cross Streets	

BUILDING INFORMATION

Building Size	
Number Of Grade Level Doors	
Number Of Dock High Doors	
Ceiling Height	
Number Of Floors	
Year Built	
Column Space	
Roof	
Free Standing	
Number Of Buildings	
Ceilings	
Office	

LEASE RATE

PROPERTY DETAILS

Property Type	
Property Subtype	
Zoning	
Lot Size	

PARKING & TRANSPORTATION

Parking Description	
Trailer Parking	
Rail Access	
*Fenced	

UTILITIES & AMENITIES

Power	
Central HVAC	
Restrooms	
Exterior Description	
Interior Description	



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