



535,000 SF Distribution Center
Lease Rate: \$4.25 PSF NNN
Sale Price: Undisclosed

535,000 SF class A distribution center situated on 79.51 acres in the highly coveted Sarpy West Industrial Submarket. This distribution center was originally constructed in 2000 for Shopko, and in 2004 underwent a 135,000 SF addition. The building is constructed with reinforced concrete foundations and tilt up concrete with a flat built-up composition roof. Property highlights include excess land for expansion, 145 docks, 88 cross docks, two drive-in doors, 26'-45' clear heights, 100% fire suppression, 10,000 SF office, and 4,000 amp electrical service. In addition, there is approximately 200,000 SF of mezzanine space.

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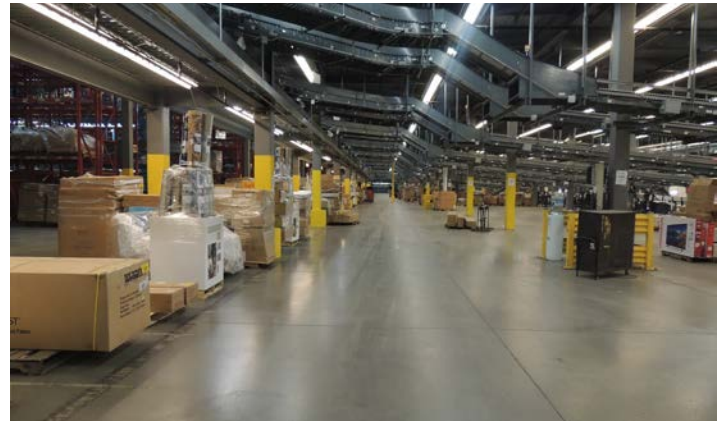
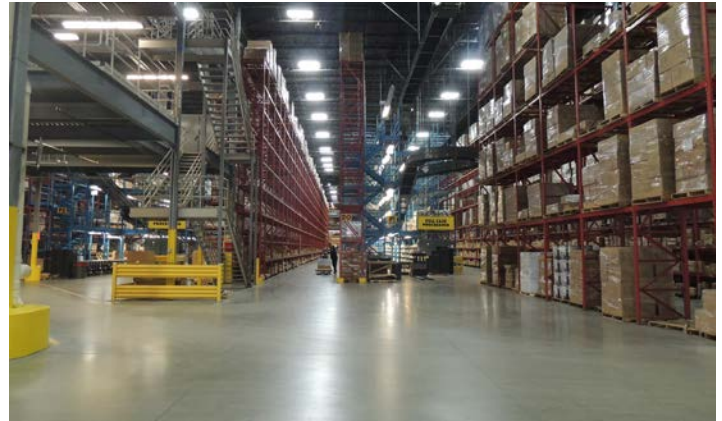
Availability

Lease Rate	\$4.25 PSF NNN
Total Available	535,000 SF
Office Space	10,000 SF
Additional Mezzanine Space	200,000 SF
Sale Price	Undisclosed
Year Built/Renovated	2000/2004
Outside Storage	Yes - paved
Operating Expenses	\$0.71 Taxes

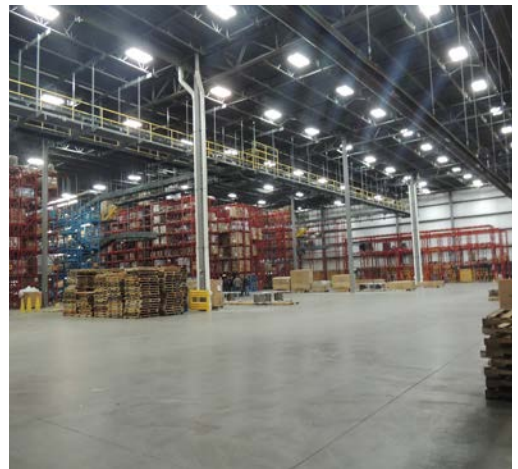
Property Highlights

Building Construction	Tilt up
Roof	EPDM
Total Site Area	79.51 AC
Clearance Height	45' (Warehouse Area) 26' (Cross-dock Area)
Column Spacing	48.5' x 57'
Fire Suppressant	Yes - Wet
Heat	Yes - RTU
A/C	Yes - In office
Dock High Doors	145 loading docks 88 cross docks
Phase/Amp	4,000 amps

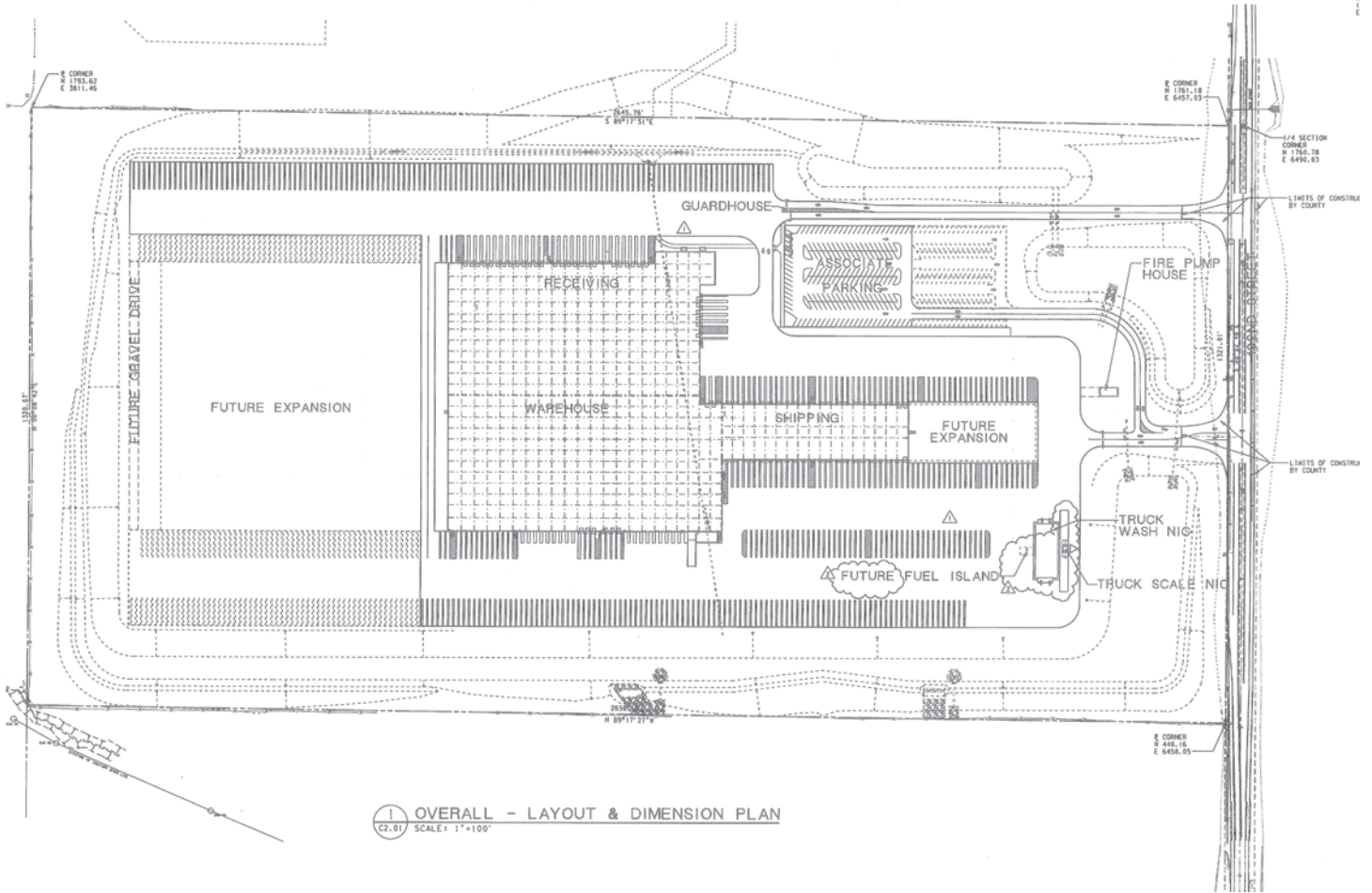
Interior Photos



Interior Photos (Continued)

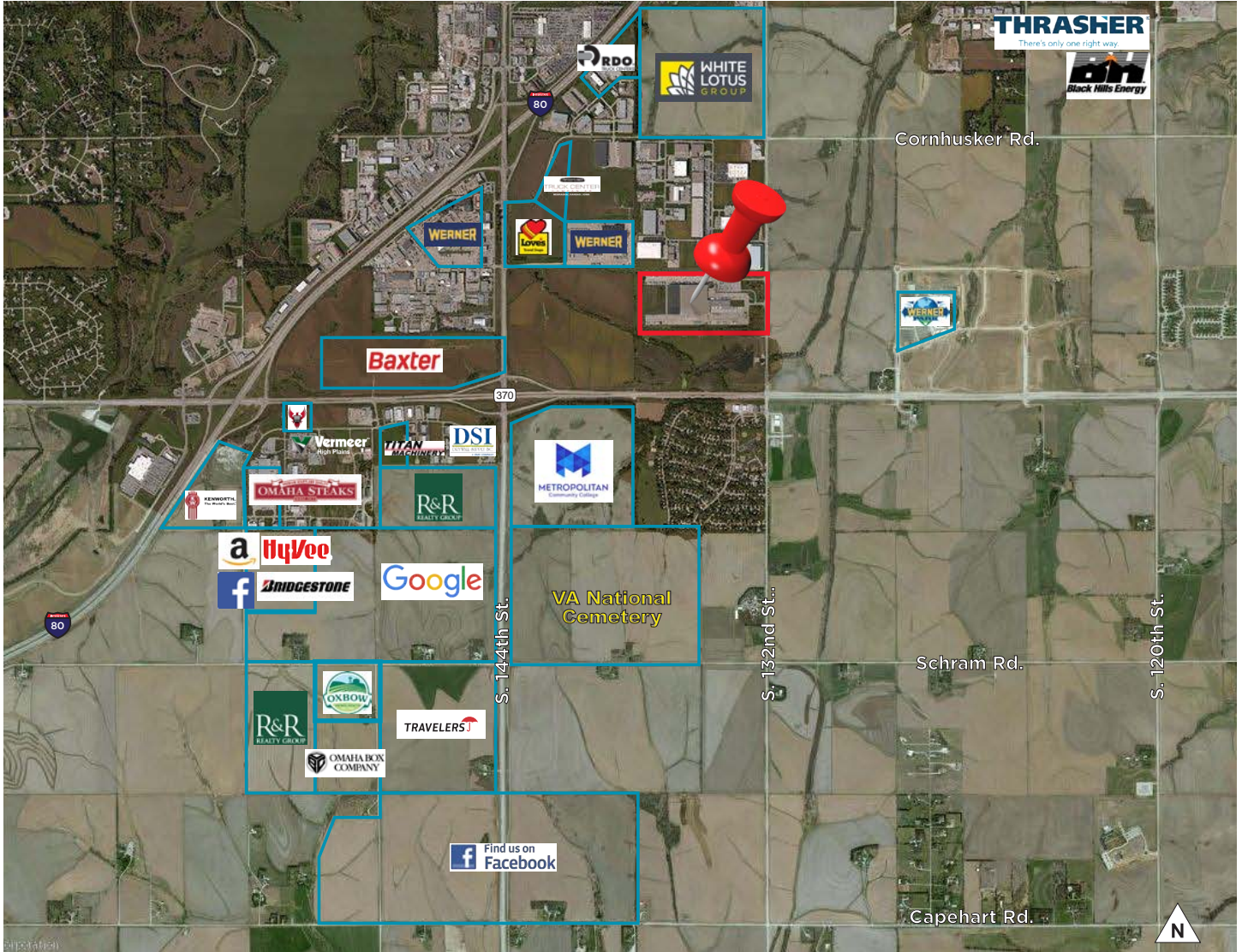


Site Plan



FOR SALE/LEASE

10808 S. 132nd Street
Omaha, NE



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