

**7,000 SF Industrial/Flex Building**  
**Sale Price: Negotiable**

Industrial/flex building located in Harrison Hills, great opportunity for owner/user looking for outside storage. Property is adjacent to Hayes Mechanical, Peel's Beauty Supply and Streck Laboratories. It is conveniently located off 110<sup>th</sup> and Harrison Street with easy access to I-80.

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**Availability**

Sale Price	Negotiable
Total Available	5,800 SF (Warehouse) 1,200 SF (Office)
Outside Storage	25,000 SF
Building Size	7,000 SF

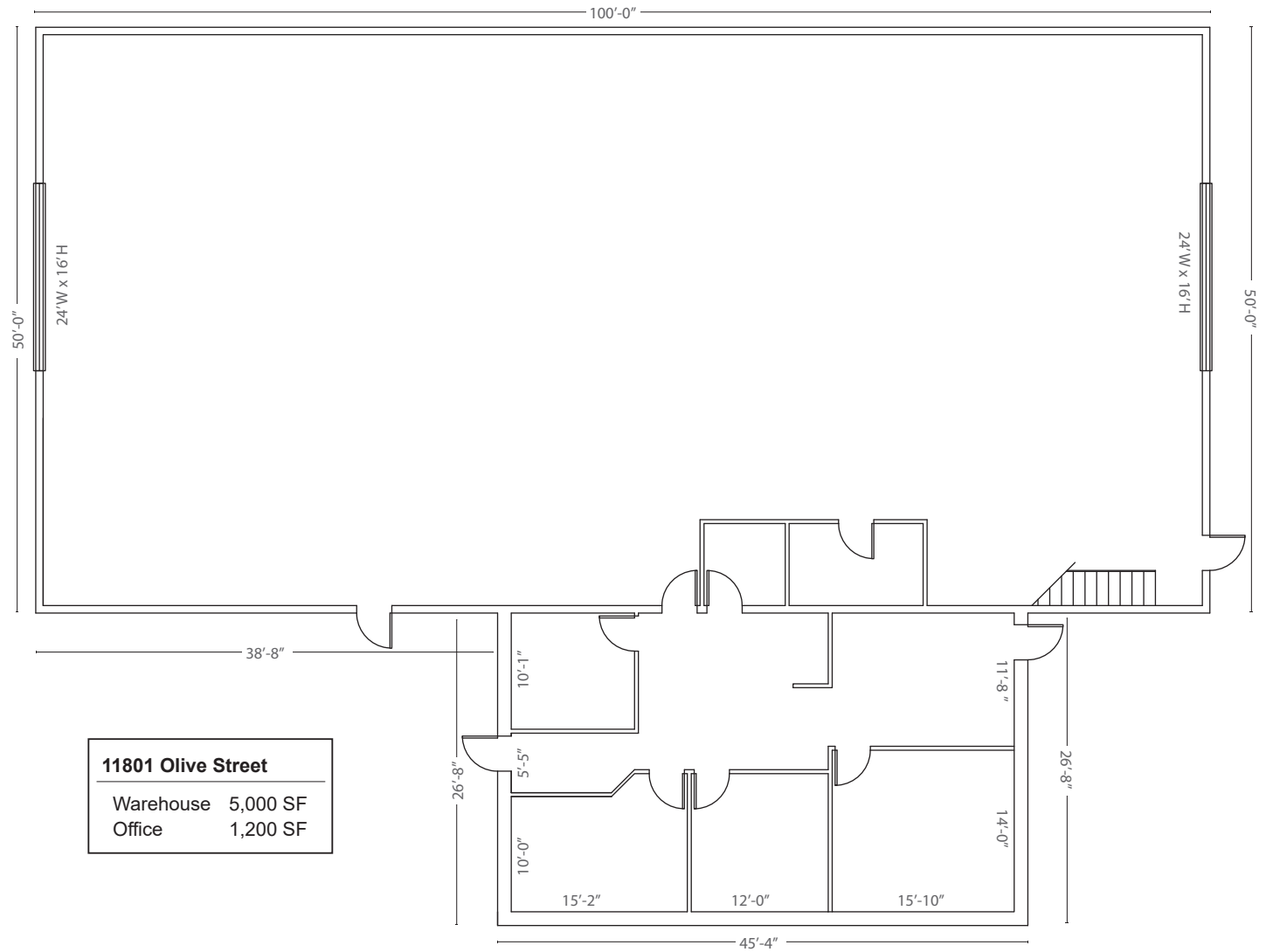
**Property Highlights**

Year Built	2019
Building Construction	Masonry
Roof	EPDM
Total Site Area	1.75 AC
Zoning	I-1
Clearance Height	24'
Column Spacing	Free Space
Power	3 Phase
AC	In Office
Heat	In Warehouse
Drive in Doors	3
Fire Suppressant	Yes
Operating Expenses	\$1.50 Utilities (PSF) \$2.50 Taxes (PSF) \$0.15 Insurance (PSF)
	<b>\$3.95 TOTAL (PSF)</b>

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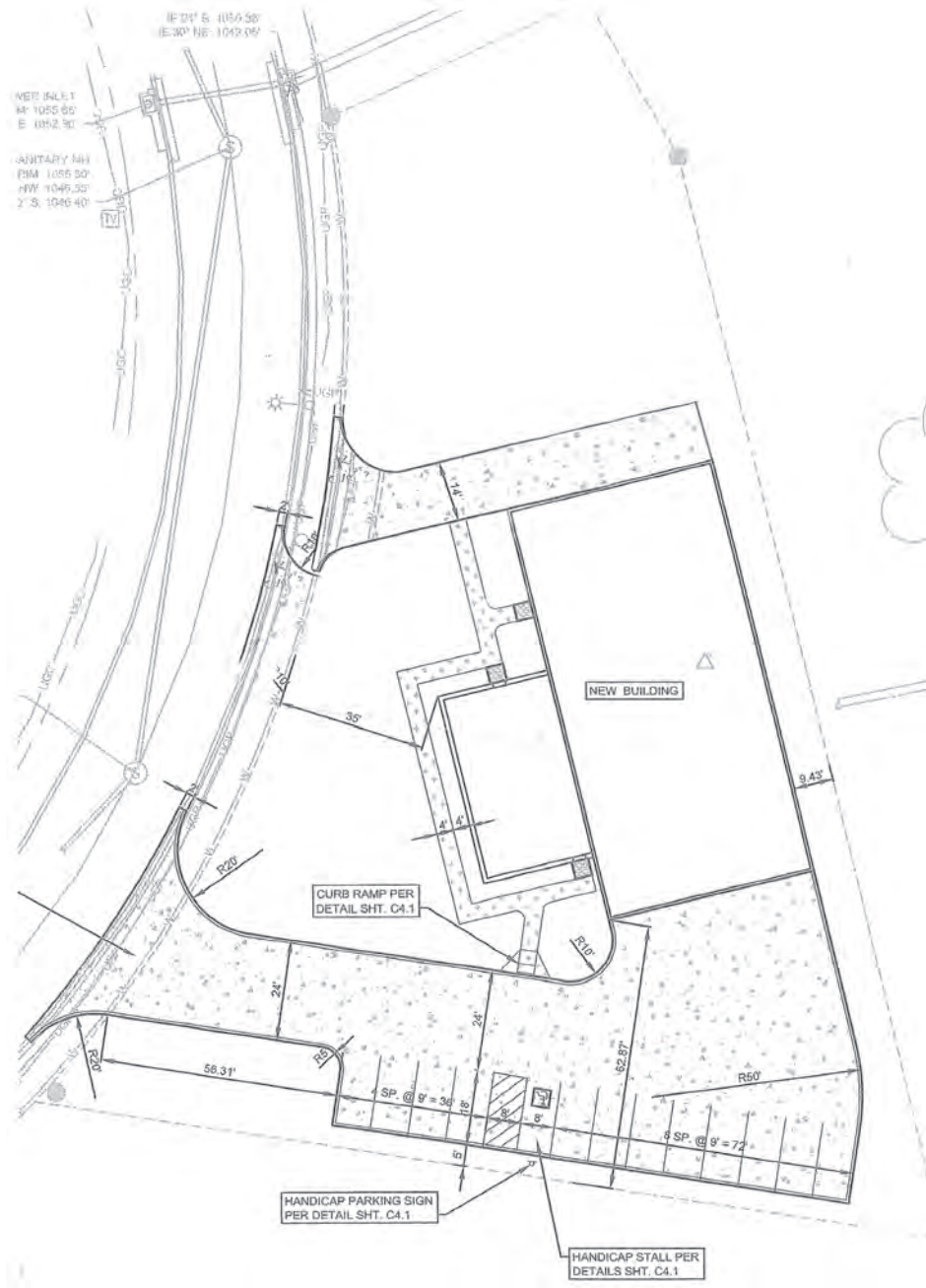
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**Floor Plan**



\*\* Floor plan measurements are approximate and are for illustration purposes only.

Site Plan



FOR SALE

11801 Olive Street  
La Vista, NE



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