



FOR SALE

**Thrasher**

**12330 Cary Circle / La Vista, NE**

**PRICE REDUCTION!**



## **78,883 SF Industrial Headquarters Campus**

**Sale Price: ~~\$5,995,000~~  
\$4,950,000**

One-of-a-kind opportunity to acquire an Industrial Headquarters Property as a flagship for your business. Property consists of two separate buildings totaling 78,883 SF on 6.37 acres in a campus-like setting. The Real Estate has been very well-maintained and is priced below replacement cost. Property highlights include great connectivity to the Metro, I-2 zoning, concrete parking lot, 21 drive-in doors, four dock doors, Hosty Wash Bay, T-5 lighting, 100% sprinkler coverage, landscape irrigation system and updated office build-out.

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**Property Highlights**

Sale Price	\$4,950,000
Price PSF	\$62.75
Building Size Total	78,883 SF
	52,483 SF (Main Building)
	26,400 SF (Warehouse Building)
Total Site Area	6.7 AC
Years Built	2005, 2008, 2011
Parking	150 stalls
Zoning	I-2
Drive-In Doors	20 (12' x 14')
	1 (12'x12')
Dock Doors	4 (10' x 10')
Fire Sprinkler	Yes



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**Thrasher - Building 1**



**Building 1 - Highlights**

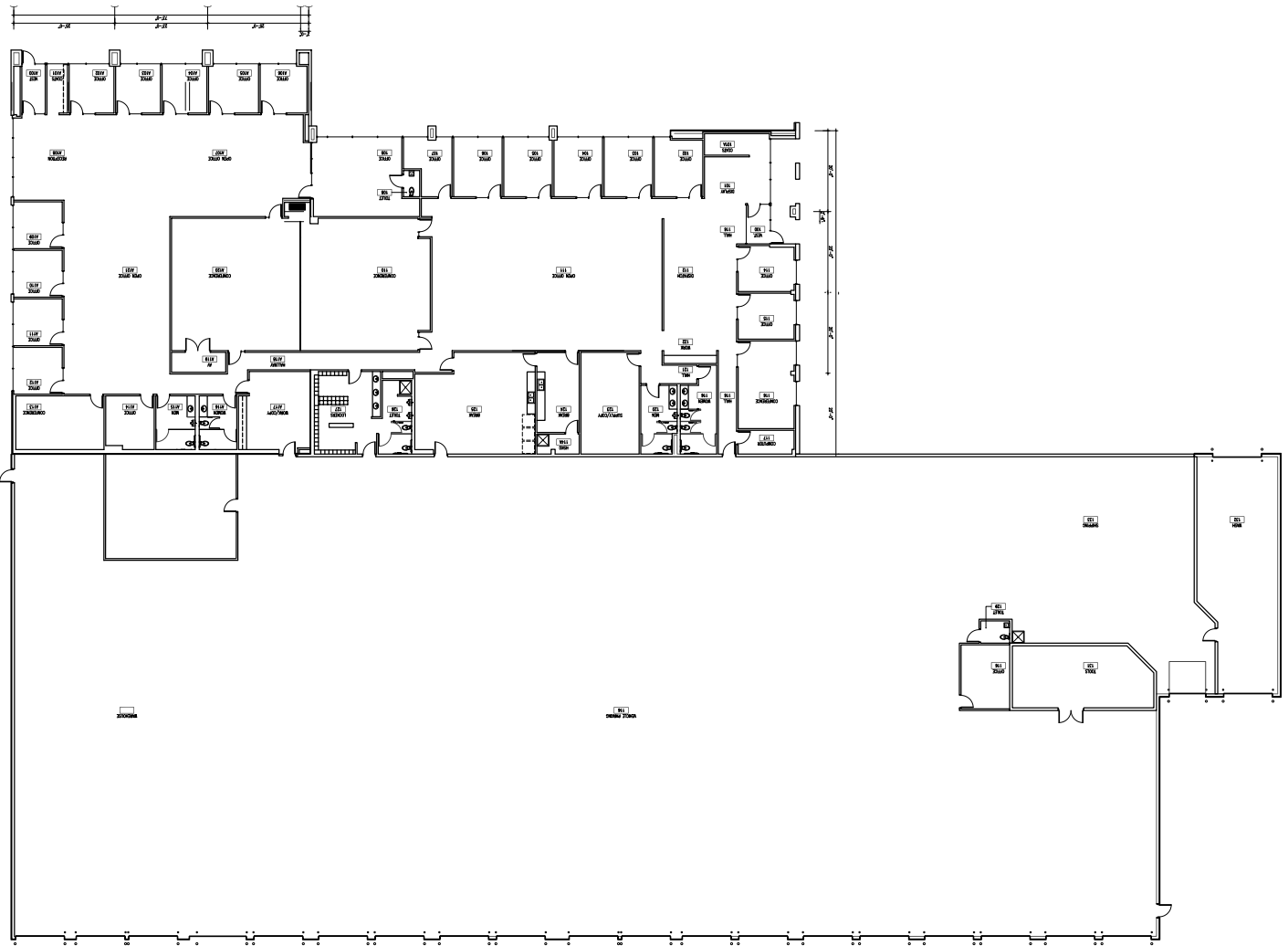
Building Size	52,483 SF 16,511 SF (Office) 35,972 SF (Warehouse)
Year Built/Renovated	2005/2011
Minimum Ceiling Height	16'
Maximum Ceiling Height	18'6"
Fire Sprinkler	Yes
HVAC	GFA & Radiant
A/C	Office
Restrooms	7
Power	800 Amps 208/ 120 3 Phase
Drive In	19 (12' x 14') 1 (12' x 12')
Dock High	1 (10' x 10')
Column Spacing	30' x 40'
Roof	Metal
Construction	Metal on steel Frame - Butler Building

- 80-seat training room and two 12 person conference rooms
- Large locker room
- 18 private offices, room for 84 cubicles and large executive office with private restroom
- Employee break room
- Trench drains throughout warehouse
- High-efficiency T-5 motion-sensor lighting in warehouse

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**Building 1 - Floor Plan**



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

**Thrasher - Building 2**



**Building 2 - Highlights**

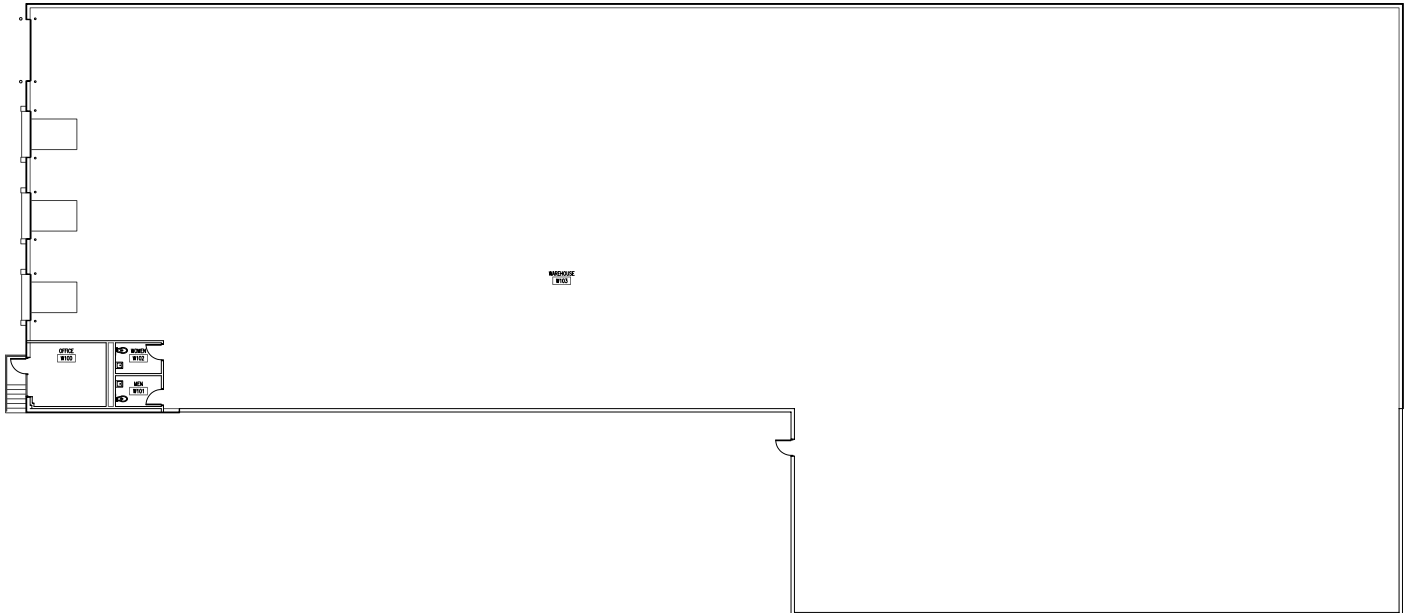
Building Size	26,400 SF 378 SF (Office) 26,022 SF (Warehouse)
Year Built	2008
Minimum Ceiling Height	24'6"
Maximum Ceiling Height	26'
Fire Sprinkler	Yes
HVAC	GFA
A/C	No
Restrooms	2
Power	400 Amps 208/ 120 3 Phase
Drive In	1 (12' x 14')
Dock High	3 (10' x 10')
Roof	Metal
Construction	Metal on steel Frame
Column Spacing	30' x 40'

- Efficient warehouse building
- Multiple dock doors and oversized drive in door
- Small office area (378 SF) with

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Building 2 - Floor Plan



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