

**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

10601 S. 15TH STREET

BELLEVUE, NE 68123



WAREHOUSE FOR LEASE 160,000 - 370,000 SF

PROPERTY HIGHLIGHTS

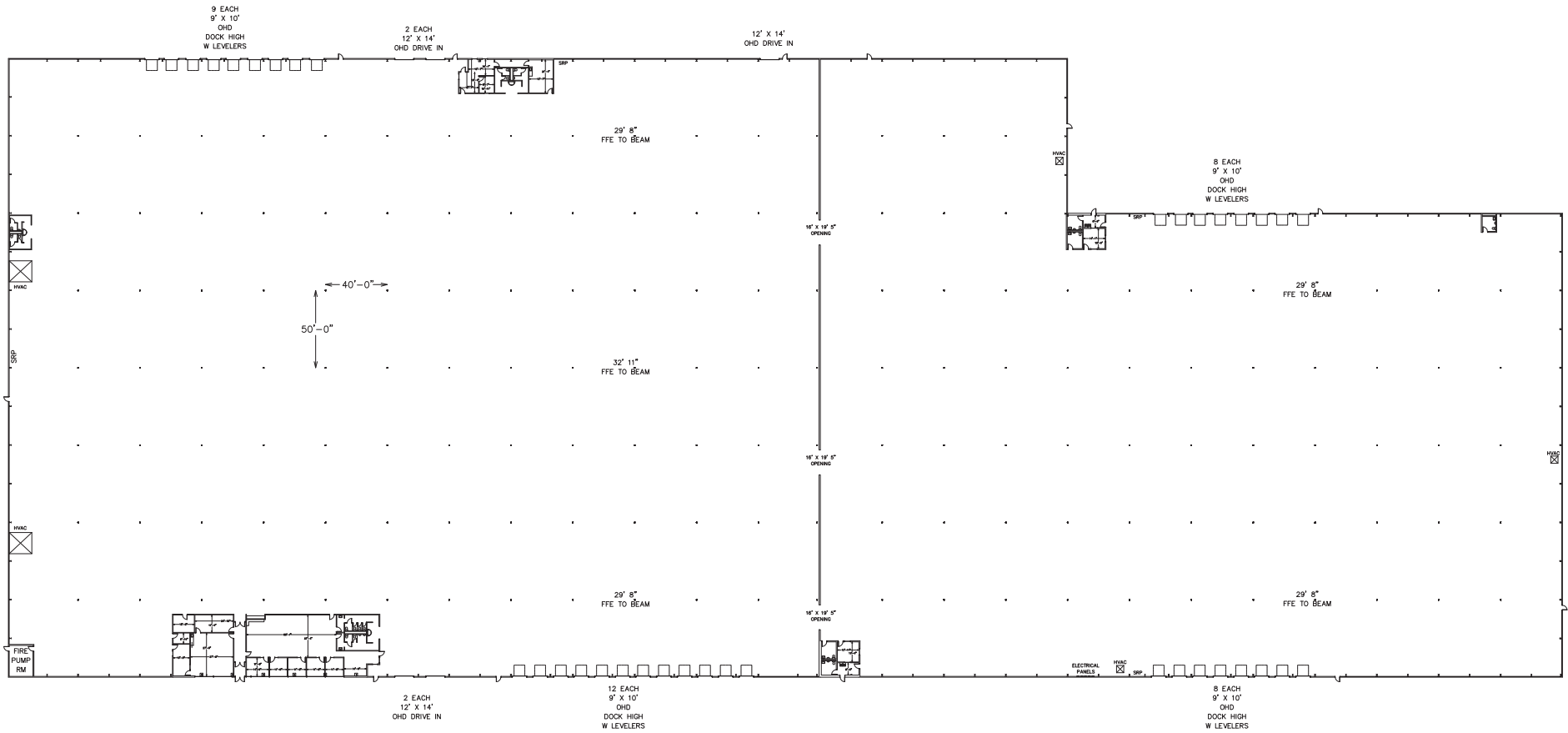
This 370,000 SF distribution facility, located in Bellevue, Nebraska, offers excellent highway access and proximity to major transportation hubs, including I-80 and I-29. The cross-docked building features 37 loading docks with hydraulic levelers and 5 grade level doors. Modern design specifications include 28' - 32' clear heights, ample auto and truck parking, high-output LED lighting, and ESFR fire sprinkler system. The facility's food-grade construction and design make it suitable for various distribution needs.

Building Size:	370,000 SF
Space Available:	160,000 - 370,000 SF
Lease Rate:	\$5.95/PSF NNN
2025 Estimated NNN:	Taxes: \$1.36 Insurance: \$0.17 CAM: \$TBD
Warehouse Area:	362,056 SF
Office Area:	7,944 SF
Dock High Doors:	37 (9' x 10')
Drive-in Doors:	5 (12' x 14')
Site Area:	22.48 Acres
Year Built/Renovated:	1997/2017
Zoning:	Heavy Manufacturing District

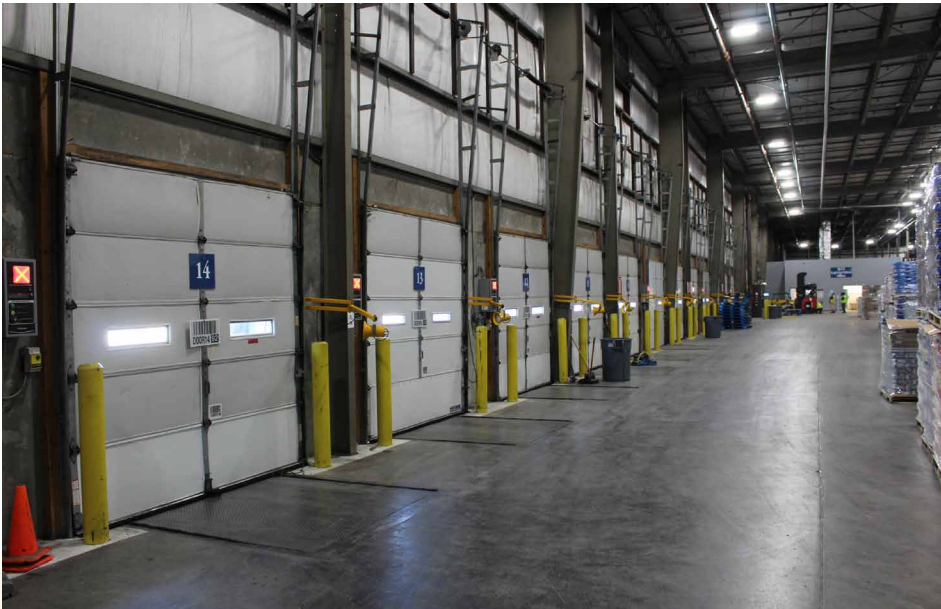


FLOOR PLAN

MAIN LEVEL | 370,000 SF

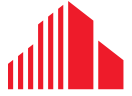


PROPERTY PHOTOS



TRADE MAP

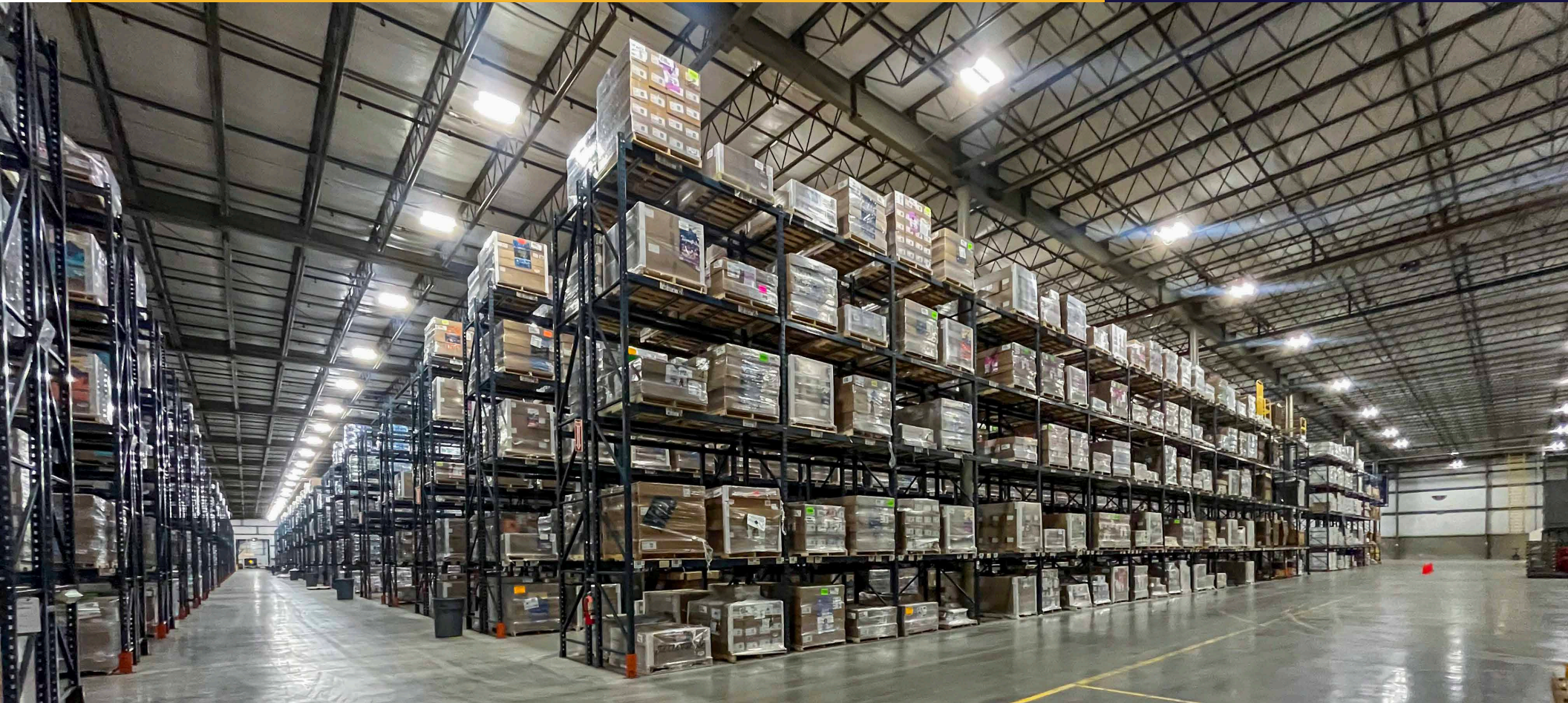




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