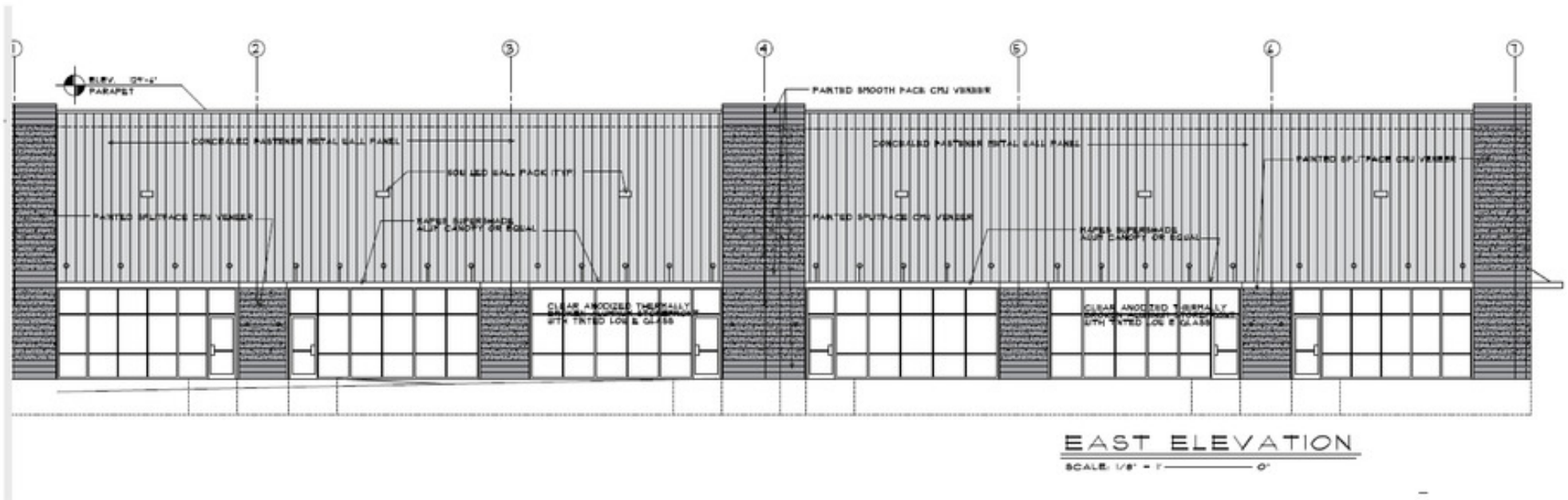


HWY 370 & HWY 50, OMAHA, NE 68138

# HIGHWAY CROSSING

\$7.25 SF/YR NNN



## LEASE BROCHURE

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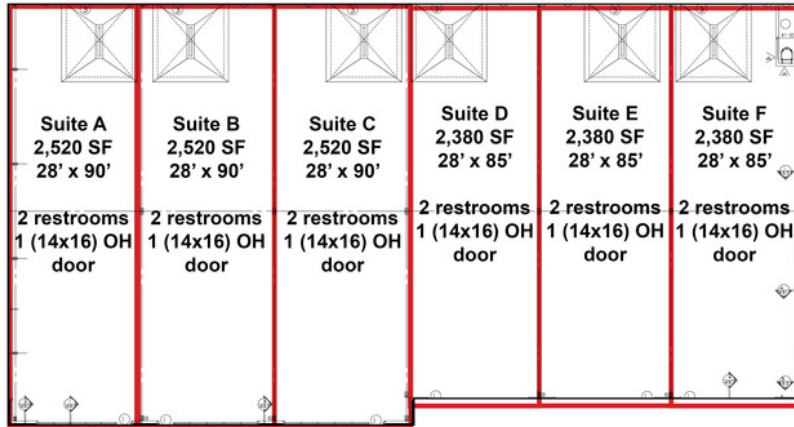
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# HIGHWAY CROSSING

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Glass, steel & masonry-front Flex building, close to I-80 in a very nice Industrial Park, brand new construction. Each bay has 2 restrooms & 200 amp power.

## PROPERTY HIGHLIGHTS

- One mile from I-80
- Very nice Industrial Park
- New Construction
- 14x16 overhead doors

## LOCATION DESCRIPTION

Hwy 370 & Hwy 50

## OFFERING SUMMARY

Lease Rate:	\$7.25 SF/yr (NNN)
ESTIMATED NNN \$/SF	\$1.99
Available SF:	2,380 - 14,700 SF
Lot Size:	56,969 SF
Building Size:	14,700 SF

SPACES	LEASE RATE	SPACE SIZE	EST. TOTAL RENT/SF
A	\$7.25 SF/yr	2,520 SF	\$1,940.40*
B	\$7.25 SF/yr	2,520 SF	\$1,940.40*
C	\$7.25 SF/yr	2,520 SF	\$1,940.40
D	\$7.25 SF/yr	2,380 SF	\$1,832.60*
E	\$7.25 SF/yr	2,380 SF	\$1,832.60*
F	\$7.25 SF/yr	2,380 - 14,700 SF	\$1,832.60*

## SUITE AMENITIES

Each suite comes with 2 Restrooms and 1 (14x16) OH door.

\* Triple Net charges are estimated at \$1.99



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# HIGHWAY CROSSING

# PROPERTY DETAILS

## LOCATION INFORMATION

Street Address	Hwy 370 & Hwy 50
City, State, Zip	Omaha, NE 68138
County/Township	Sarpy
Cross Streets	146th & Sheppard

## BUILDING INFORMATION

Building Size	14,700 SF
Tenancy	Multiple
Drive Doors	6 (14'x16')
Ceiling Height	24 - 26 ft
Number Of Floors	1
Column Space	28.0
Construction Status	Under construction
Expected Completion	Sept 2019
Framing	Steel
Roof	Metal
Free Standing	Yes
Number Of Buildings	1
Mezzanine	Possible

## LEASE RATE

**\$7.25 SF/YR**

## PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	LI-Light Industrial
Lot Size	56,969 SF
APN#	011575472

## PARKING & TRANSPORTATION

Number Of Spaces	36
Fence	No
Rail	No
Outdoor Storage/Trailer Parking	No

## UTILITIES & AMENITIES

Power	200 amps per bay
HVAC Description	GFA
Restrooms	2 per bay
Exterior Description	Steel & Masonry
Interior Description	Open



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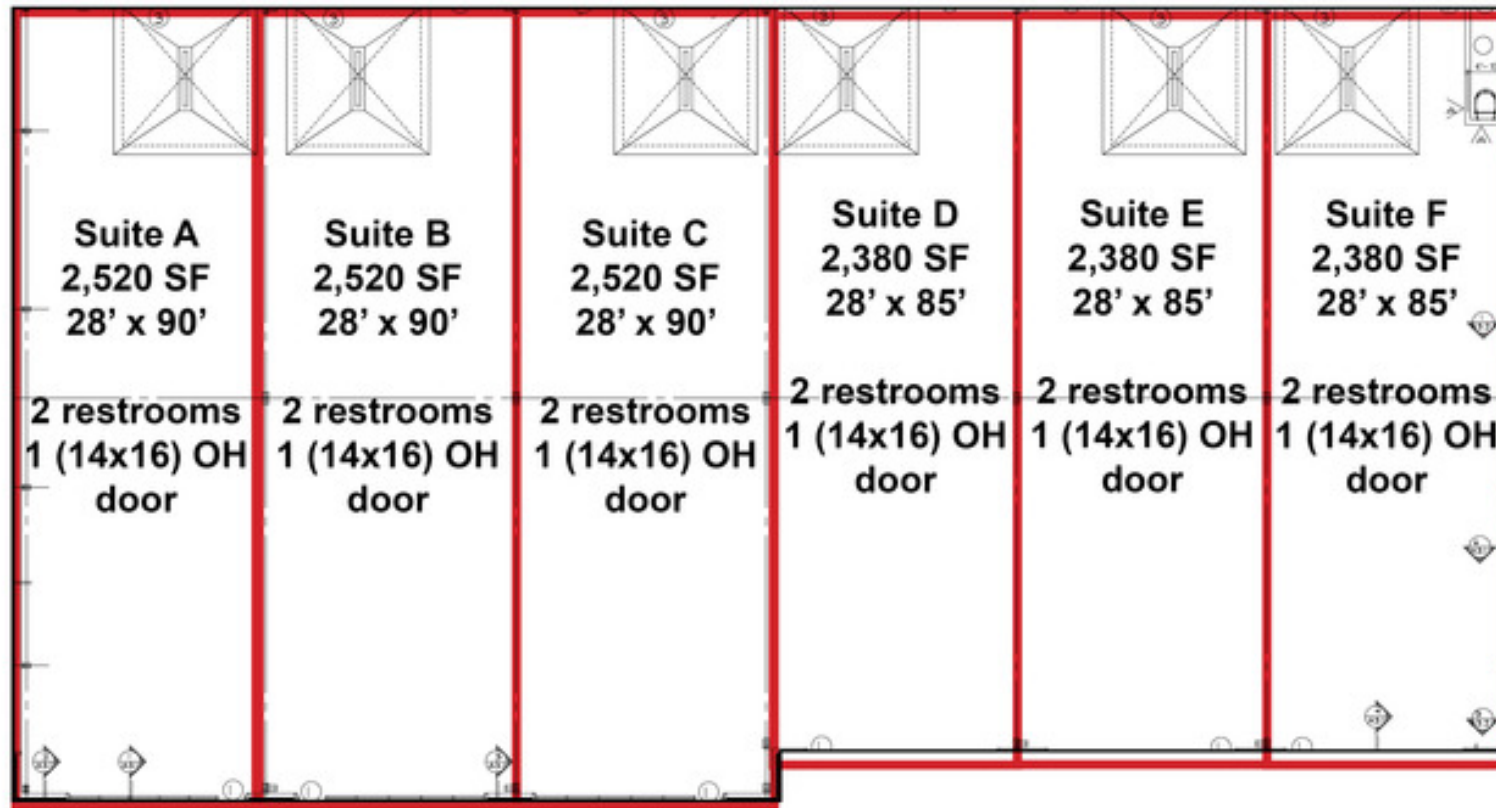
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# HIGHWAY CROSSING

# FLOOR PLANS



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# HIGHWAY CROSSING

# AERIAL



Google

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# HIGHWAY CROSSING

# REGIONAL MAP



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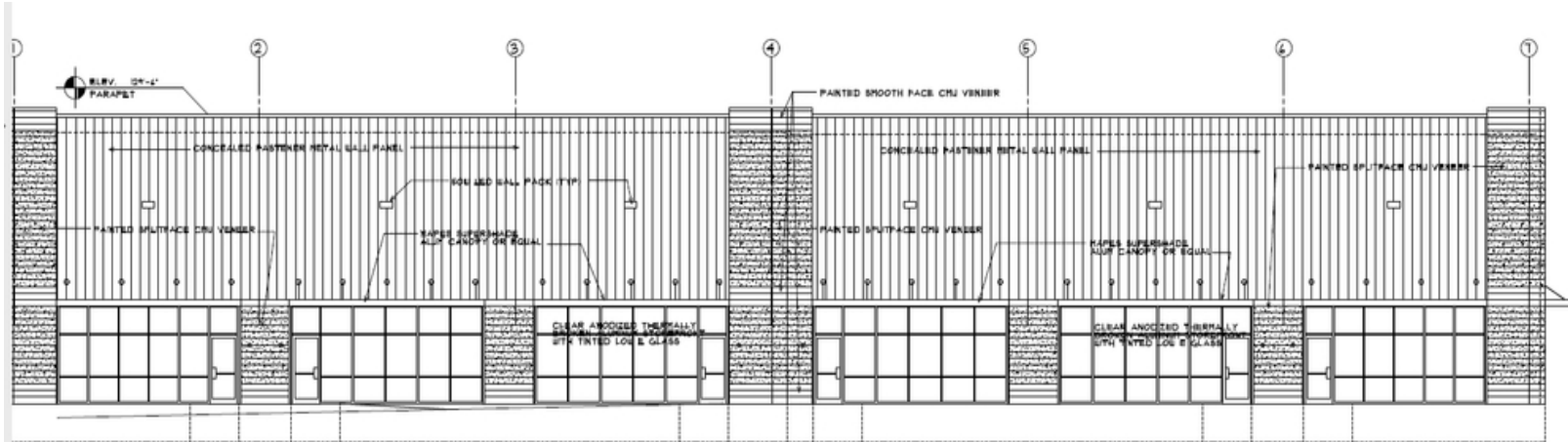


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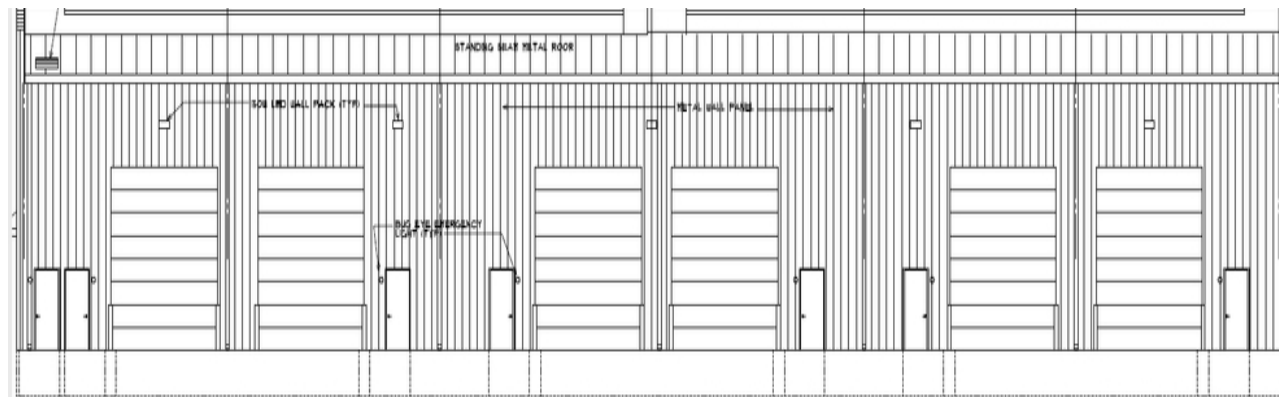
# HIGHWAY CROSSING

# ELEVATIONS



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



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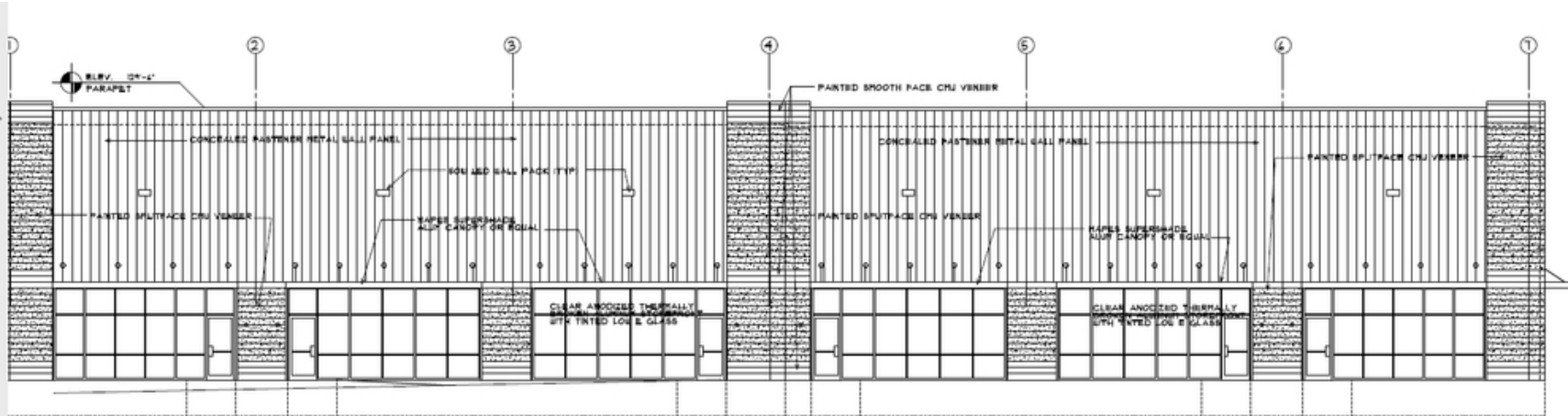
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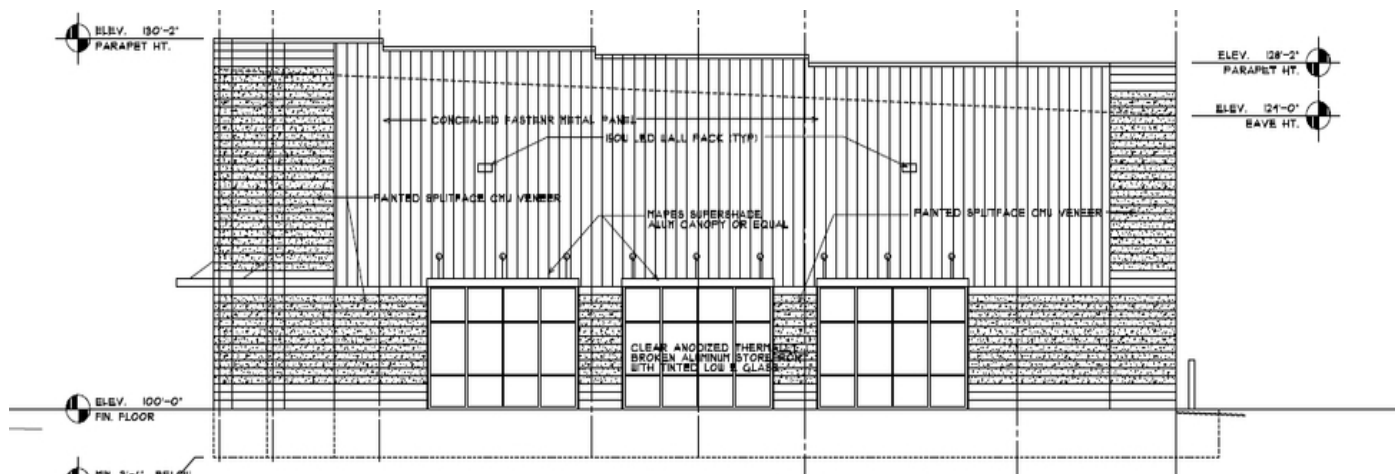
# HIGHWAY CROSSING

# ELEVATIONS



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



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