

For Sale/For Lease

Owner/User Opportunity

8930 S 137TH CIRCLE / LA VISTA / NEBRASKA



24,000-48,000 SF

Immediate Availability



**I-80 Frontage
Industrial
80,000 SF Building**

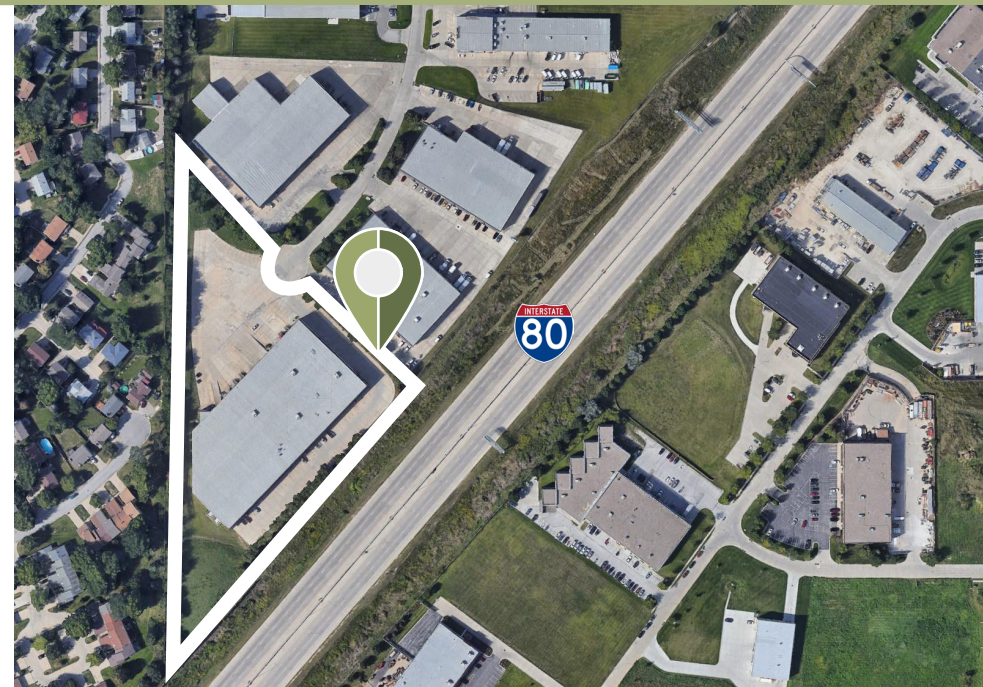
CBRE

For Sale/For Lease



80,000 SF Industrial Building for Sale **Owner/User Opportunity** **24,000-48,000 SF for Lease**

- 24,000-48,000 SF space available
- 32,000 SF leased to long term tenant - Charles D. Jones & Co.
- I-80 frontage and visibility with building signage
- Accessible from both Hwy 50 and Harrison Street exit off I-80
- Nine docks and three grade-level doors
- Building fully sprinklered / 2000 AMPS, 3-phase power
- 6.39 acre lot size
- Five 400amp, 3-phase power panels
- Potential fenced-in outdoor storage



Building Info

80K SF Warehouse

Building Size	80,000 SF
Sale Price	\$13,200,000 / \$165 PSF
Space Break Down	48,000 SF / Immediate availability 32,000 SF / Charles D. Jones & Co. tenant
Available Space	24,000-48,000 SF
Available Lease Rate	\$8.75 PSF
NNN	\$1.38 PSF / 2025
Ceiling Clear Height	18.5'-23'
Land Area	6.39 acres
Parking Stalls	218
Roof	Standing seam galvalcum material
Column Spacing	66' X 30'
Year Built	1998
Dock-hi Doors	Nine
Grade-level Doors	Three
Power Panels	Five 400amp, 3-phase
Floor Thickness	7" concrete
Floor Drains	No

For Sale/For Lease



Floor Plan

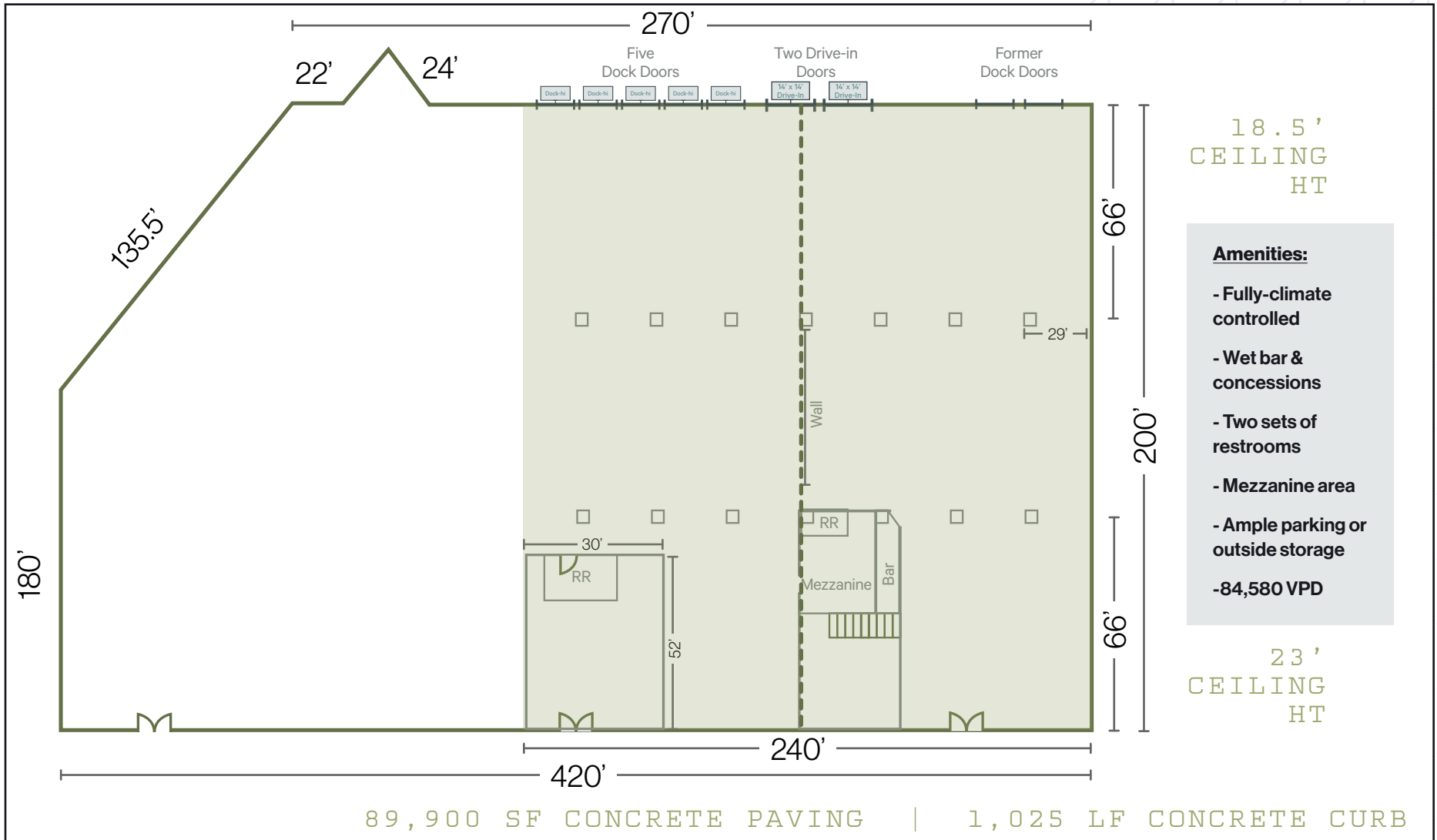
80,000 SF

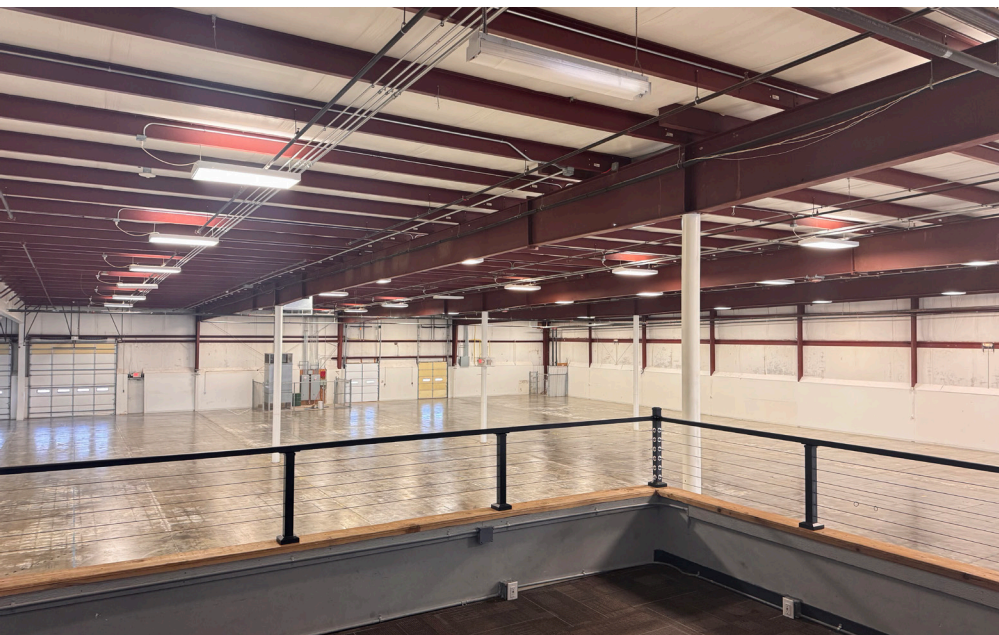
32,000 SF Leased by Charles D. Jones & Co.

***24,000-48,000 SF**

*Area can be demised to 24,000 SF spaces (200' X 240')

--- Approximate location of demise wall







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 **48,000SF**

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Current Tenant

Charles D. Jones & Co.

Charles D. Jones & Company is an employee-owned wholesale HVAC/R Distributor company since 1996.

*"Ownership is more than just "being an owner"; it's the way of thinking, attitude and the culture of our company".**

With just over 20 locations across the Midwest states of Colorado, Missouri, Kansas and Nebraska, Charles D. Jones Co. has between 51 and 200 employees and is headquartered in Kansas City, MO.

*Source: <https://cdjones.com/>



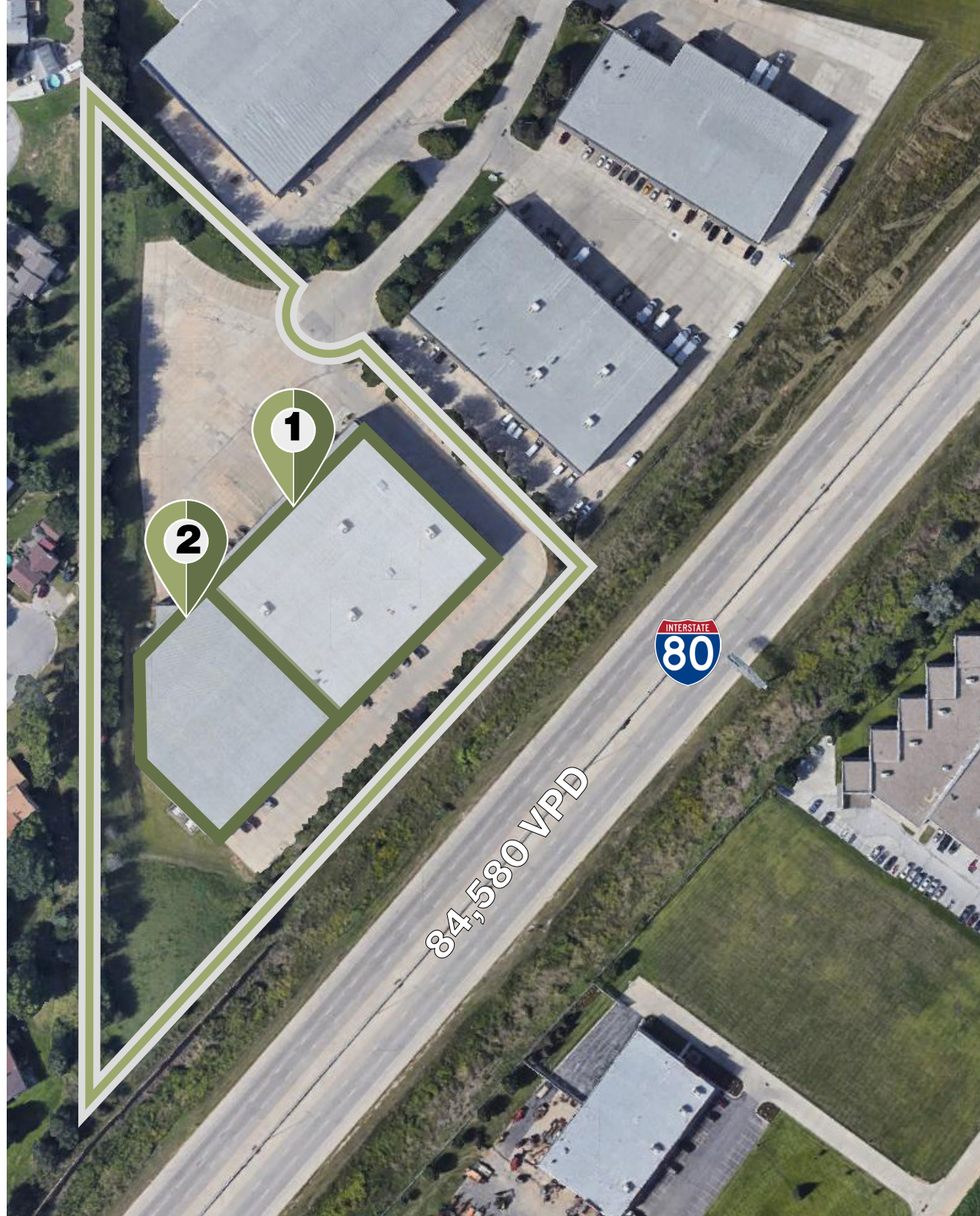
48,000 SF

**Available for Lease
(200' X 240')**



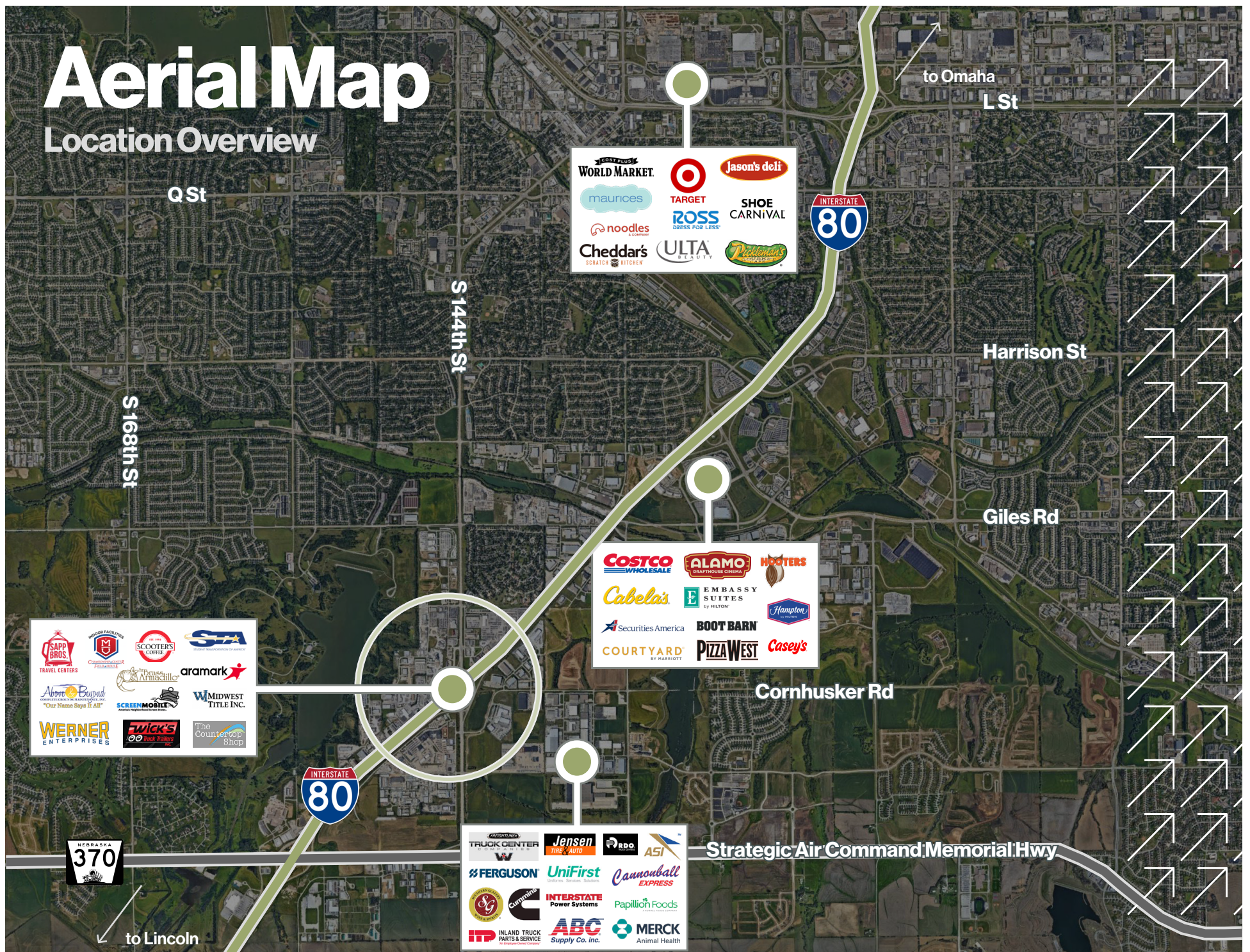
32,000 SF

**Leased by
Charles D. Jones & Co.**



Aerial Map

Location Overview





I-80 Frontage Industrial

80,000 SF Building

For Sale/For Lease
Owner/User Opportunity
24,000-48,000 SF
Available

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