For Sale/For Lease

8930 S 137TH CIRCLE / LA VISTA / NEBRASKA

Owner/User Opportunity

24,000 SF / Immediate Availability

I-80 Frontage Industrial

80,000 SF Building

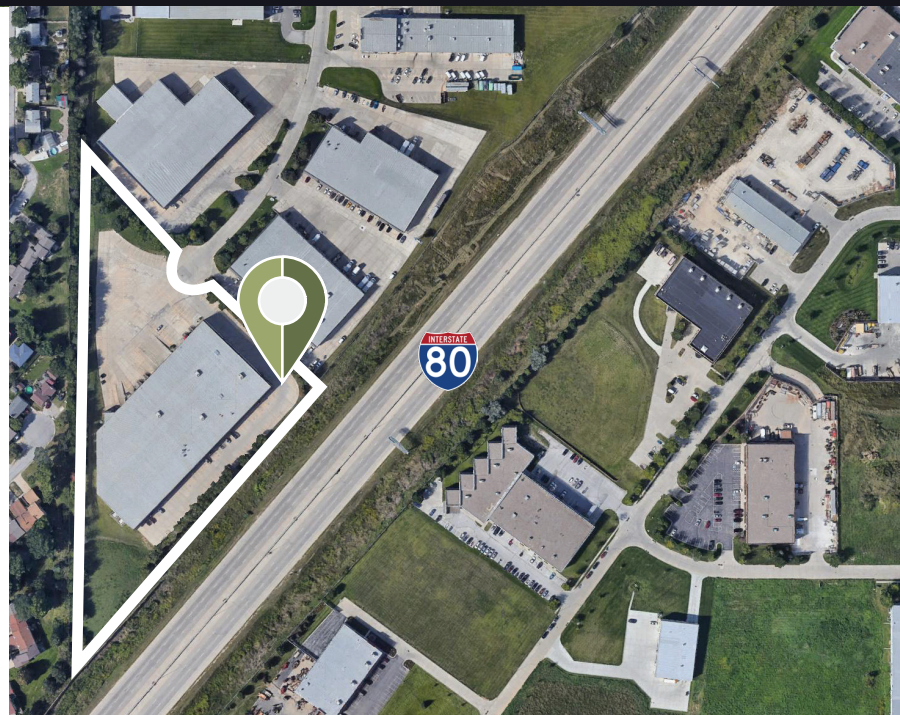
CBRE

WWW.CBRE.COM/NEBRASKA

80,000 SF Industrial Building for Sale Owner/User Opportunity

24,000 SF for Lease

- 24,000 SF space available
- 32,000 SF leased to long term tenant - Charles D. Jones & Co.
- 24,000 SF leased to Platte Valley Watersports
- 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

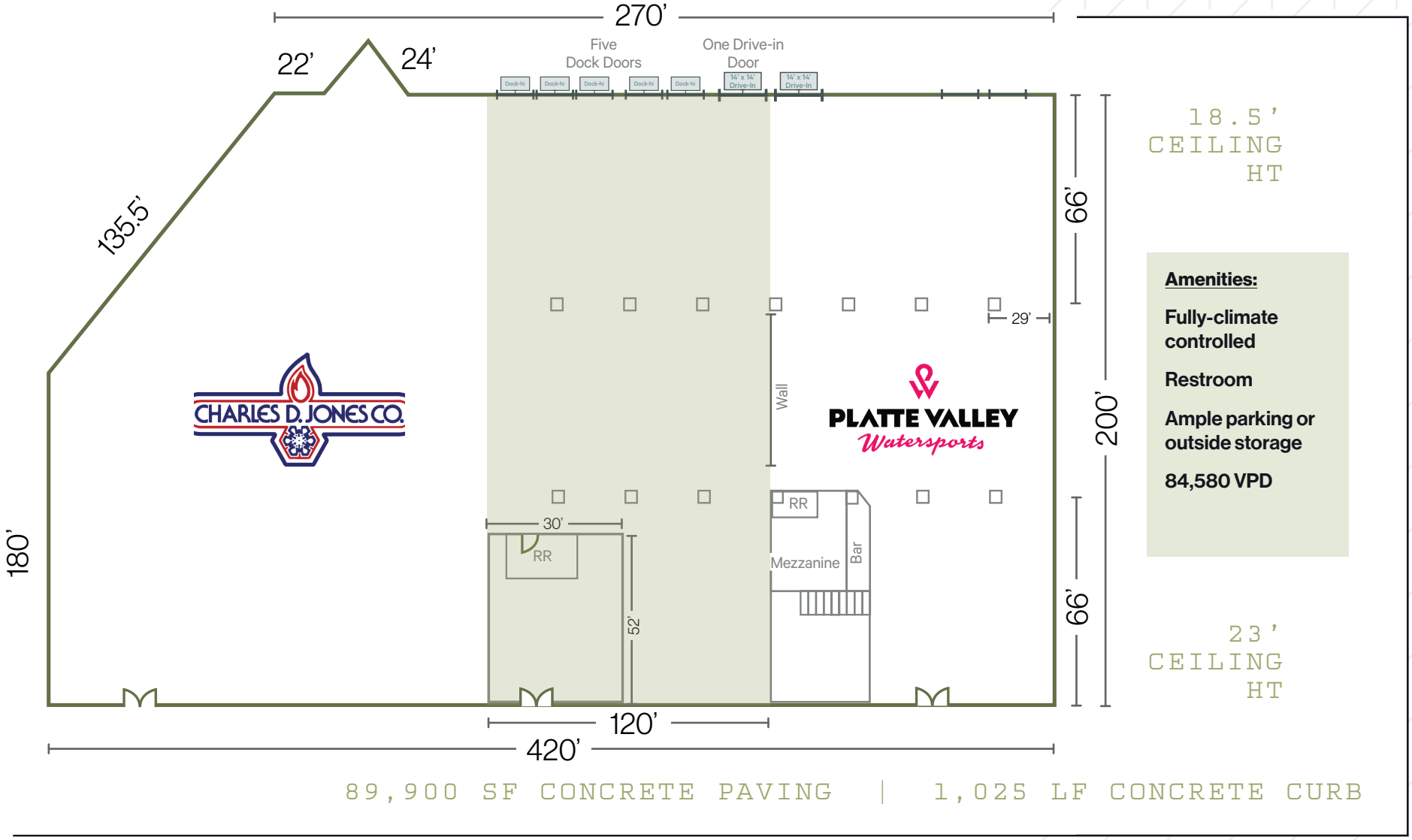
80K SF Warehouse

Building Size	80,000 SF
Sale Price	$13,200,000 / $165 PSF
Space Break Down	24,000 SF – Immediate availability 24,000 SF – Leased by Platte Valley Watersports 32,000 SF – Leased by Charles D. Jones & Co.
Available Space	24,000-48,000 SF
Available Lease Rate	$8.75 PSF
NNN	$1.47 PSF – 2026
Ceiling Clear Height	18.5'-23'
Land Area	6.39 AC
Parking Stalls	218
Roof	Standing-seam galvalcume 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

Floor Plan

80,000 SF

24,000 SF | Available for Lease



Amenities:

- Fully-climate controlled
- Restroom
- Ample parking or outside storage
- 84,580 VPD

EXIT

24,000SF

Current Tenants

24,000 SF
Available for Lease (200' X 240')

24,000 SF
Leased by Platte Valley Watersports

Platte Valley Watersports provides a comprehensive selection, via inventory and expertise, of the world's most innovative watercraft to the Nebraska boating community. This location will be premier destination for both the latest models and high-quality pre-owned boats.

*Source: https://www.pvwatersports.com/

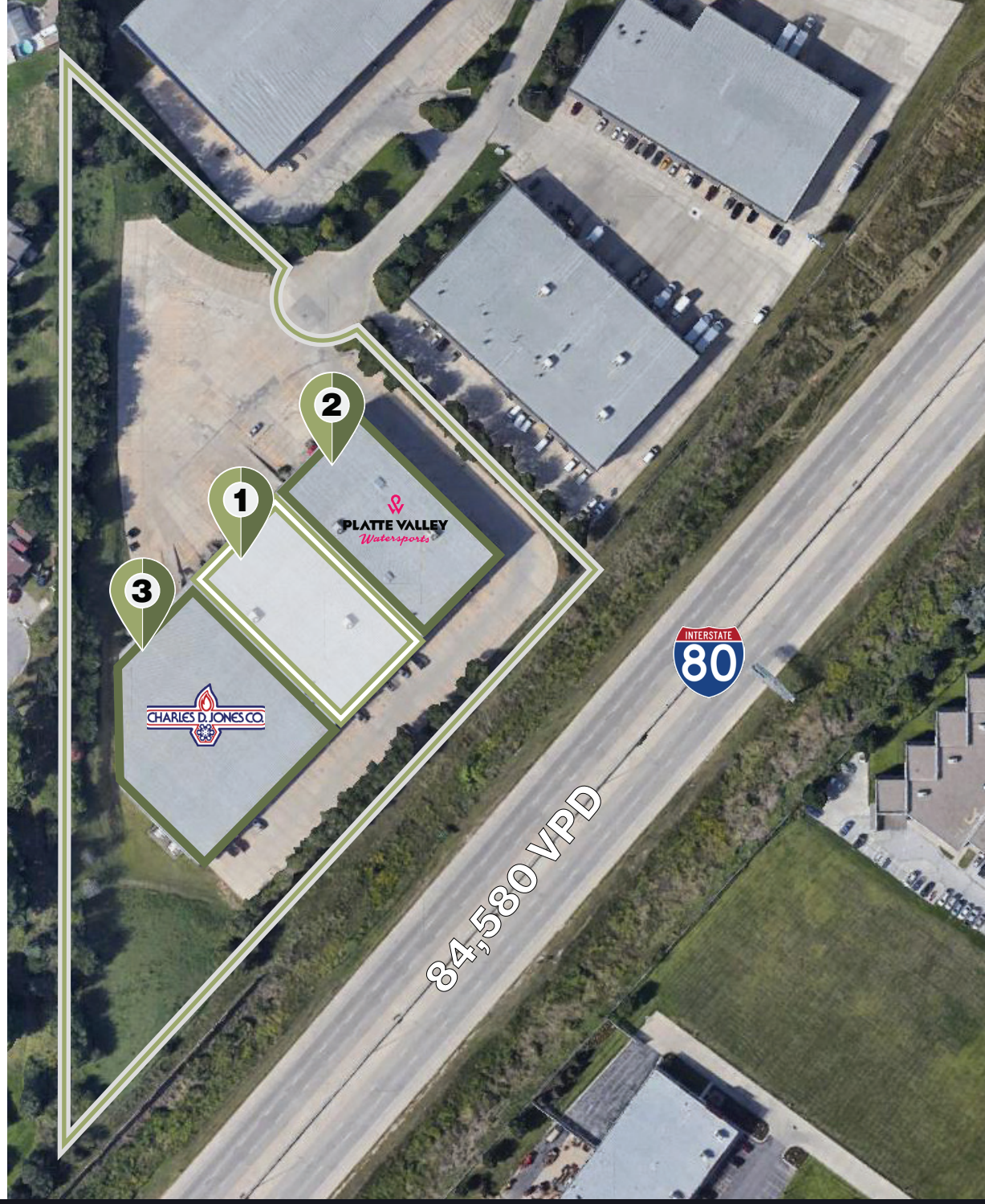
32,000 SF
Leased by Charles D. Jones & Co.

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

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

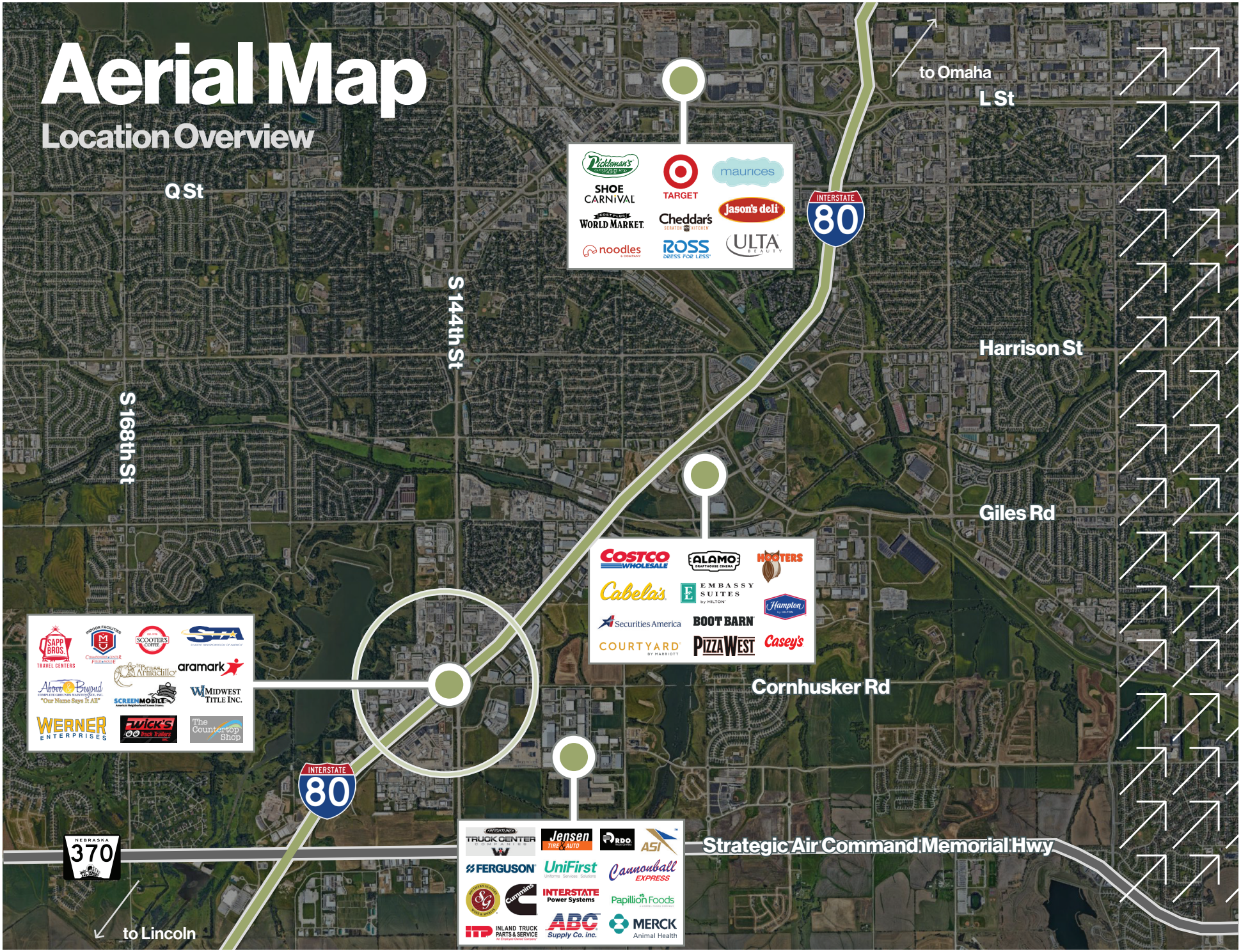
With just over 20 locations across the Midwest states of Colorado, Missouri, Kansas and Nebraska, Charles D. Jones Co. has between 51 and 200 employees and is headquartered in Kansas City, MO.

*Source: https://cdjones.com/



Aerial Map

Location Overview



I-80 Frontage Industrial

80,000 SF Building

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

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CBRE

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