

Sarpy Industrial Land

S 126th Street & W Giles Road
La Vista, Nebraska 68138
www.cbre.com/nebraska

Lot 3 - 1.07 AC



Sarpy Industrial Land | Lot 3 - 1.07 AC

S 126th Street & West Giles Road | La Vista, Nebraska 68138

For Sale



Rendering - Front View



Rendering - Rear View

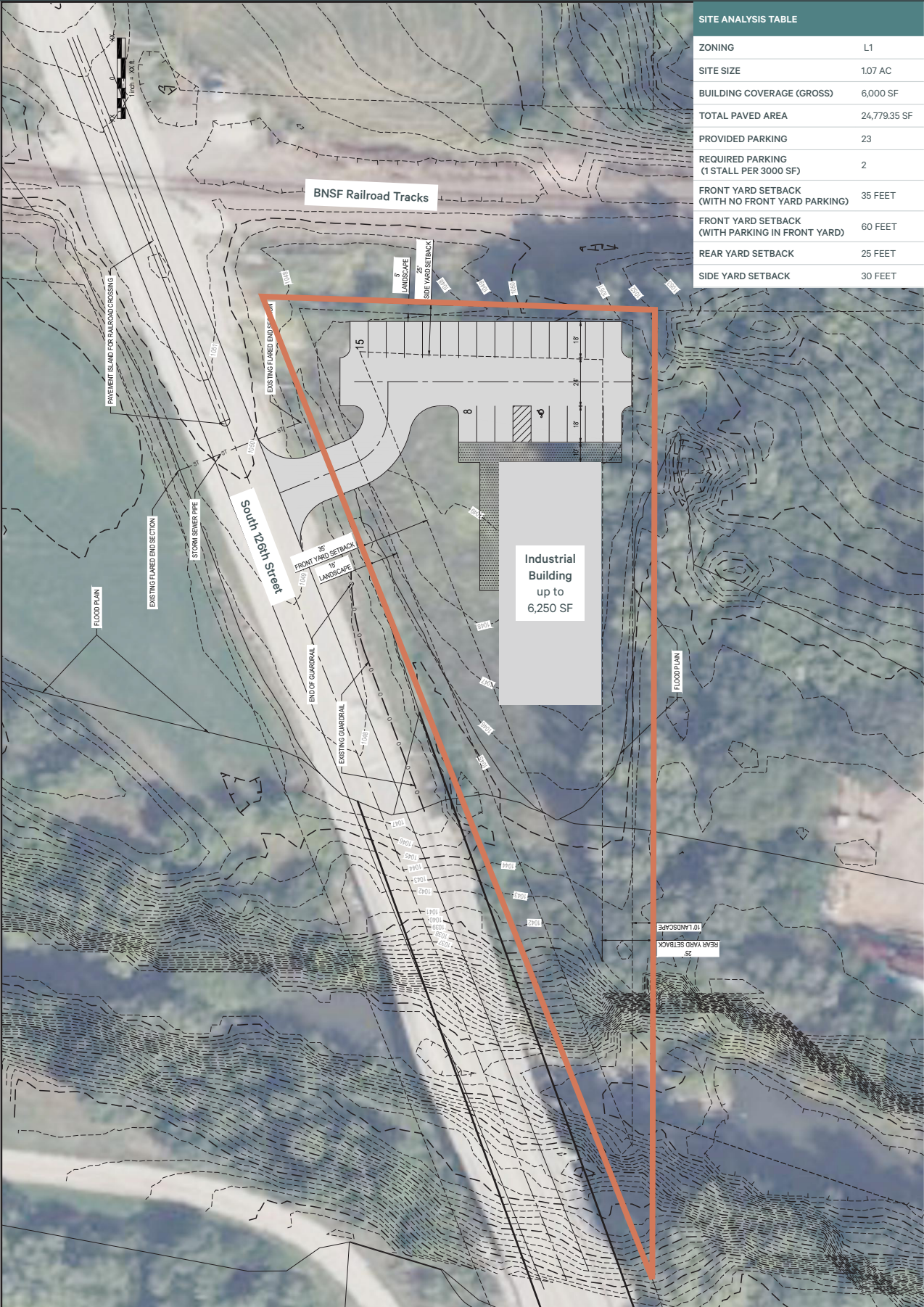
Property Information

Sale Price	\$8.00 PSF / ±\$372,875
Lot Size	1.07 AC
Building Size	6,250 SF / Proposed

Features

- + Zoned: Light Industrial (I-1)
- + All utilities to site
- + Growing corridor and demographics
- + Due south of Southport Development with numerous amenities, services and traffic
- + Close proximity to Interstate-80
- + Nearby businesses: Costco, Cabela's, Alamo Drafthouse Cinema, Embassy Suites, Marriott, La Vista Conference Center, Smash Park, CHI Health Athletic Fields Complex and Securities America

Conceptual
Site Plan



Conceptual Renderings

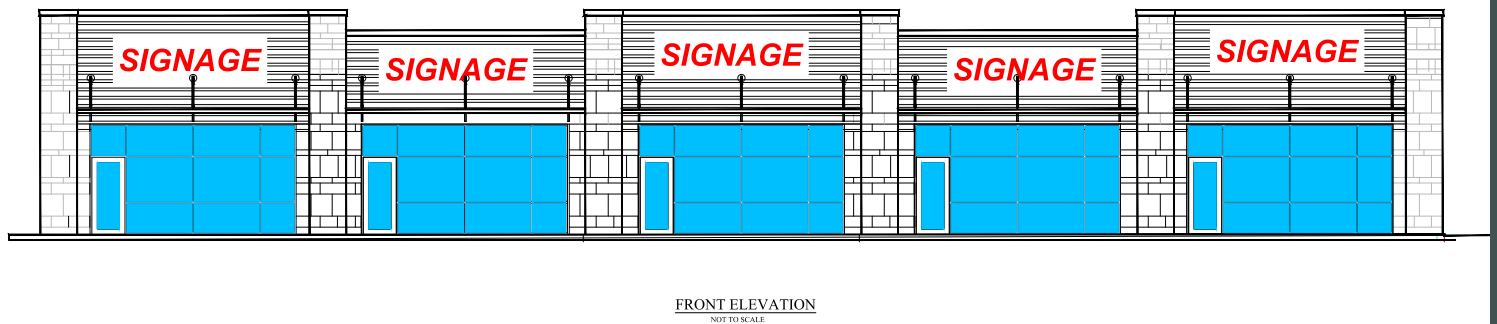


Southwest View

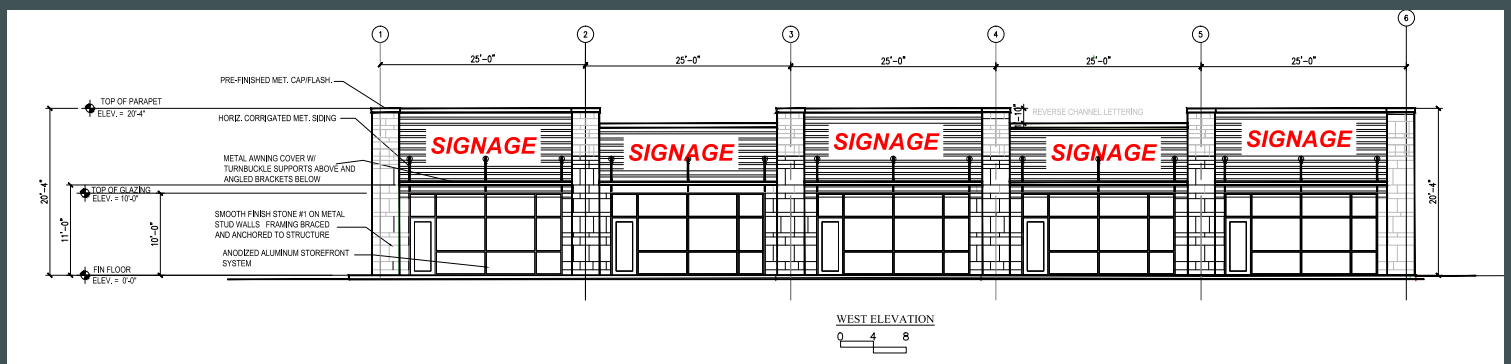


Southeast View

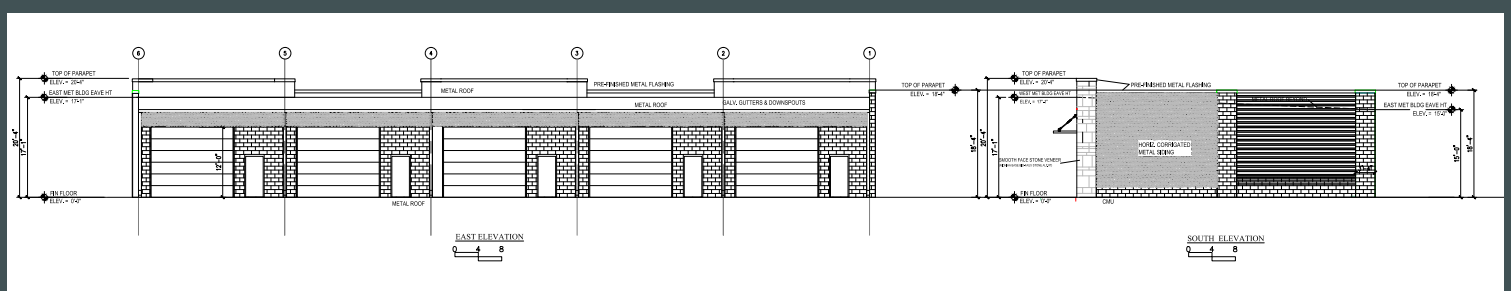
Front Elevation



West Elevation



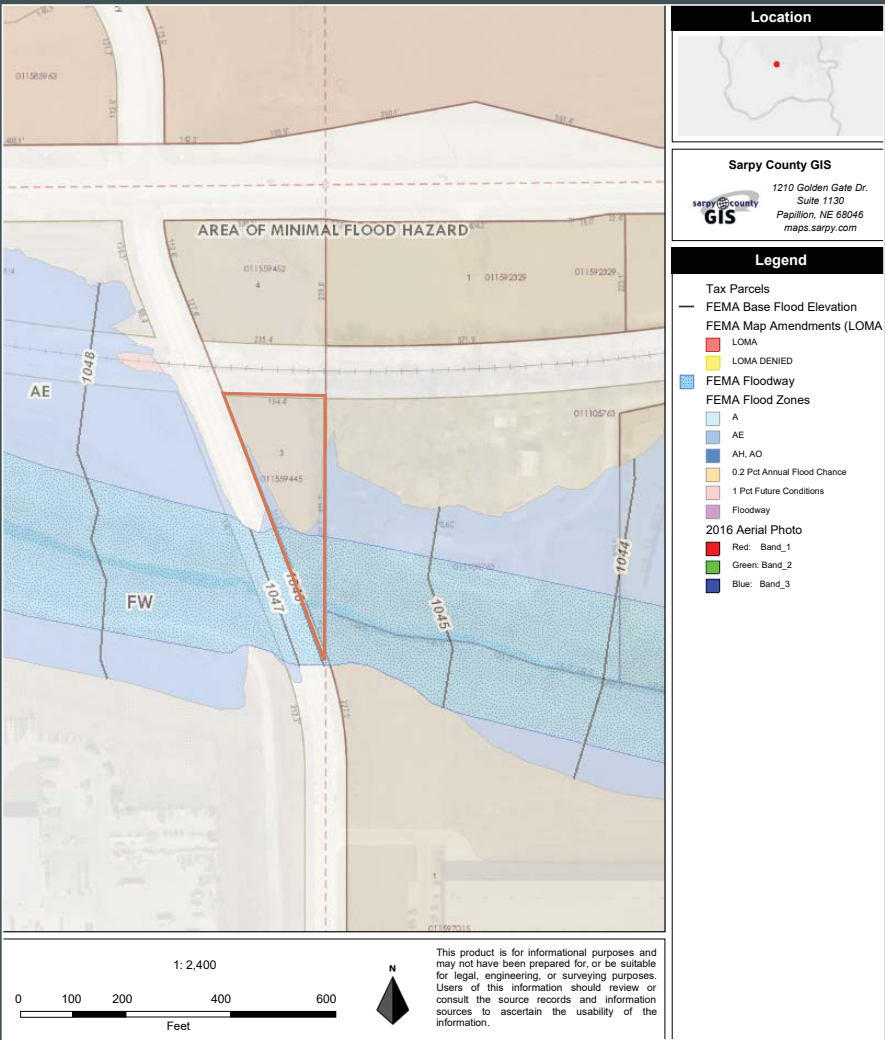
East Elevation



Additional Details

Property Information	
Building Size (Proposed)	Up to 6,250 SF
Lot Size	1.07 AC / 46,609.2 SF
County	Sarpy
County ID Number	011559445
Zoning	Light Industrial (I-1)
Parking	23 stalls
Parking Ratio	1:3,000 SF
Rail	BNSF Tracks Adjacent to site
Total Paved Area	24,779.35 SF
Frontage	510' / South 126th Street
R.E. Taxes	\$494.72 / 2024

Sarpy County Information



Conceptual Renderings



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Contact Us

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