

Sarpy Industrial Land

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

Lot 3 - 1.07 AC





Rendering - Front View



Rendering - Rear View

Property Information

Sale Price \$8.00 PSF / ±\$372,875

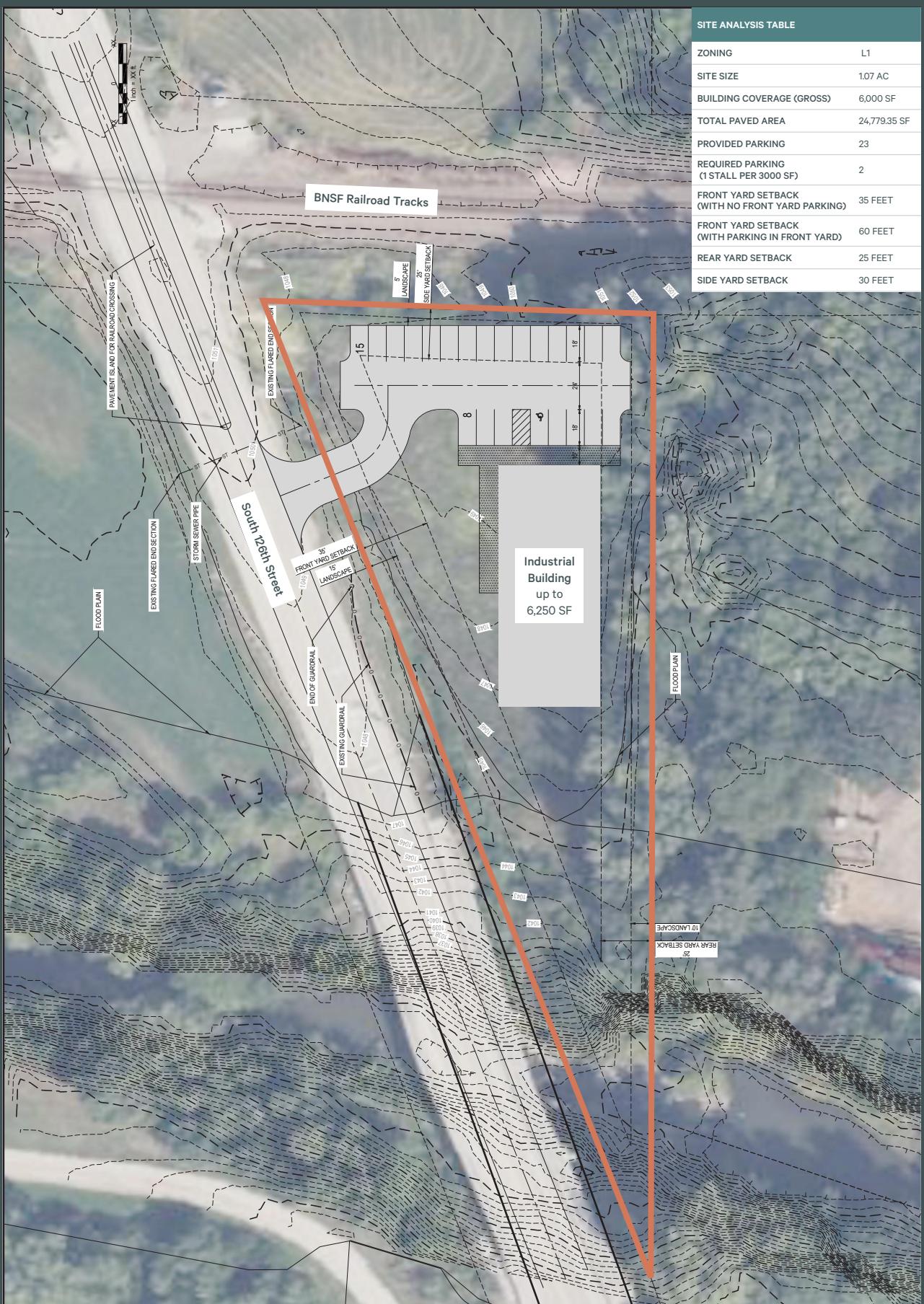
Lot Size 1.07 AC

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

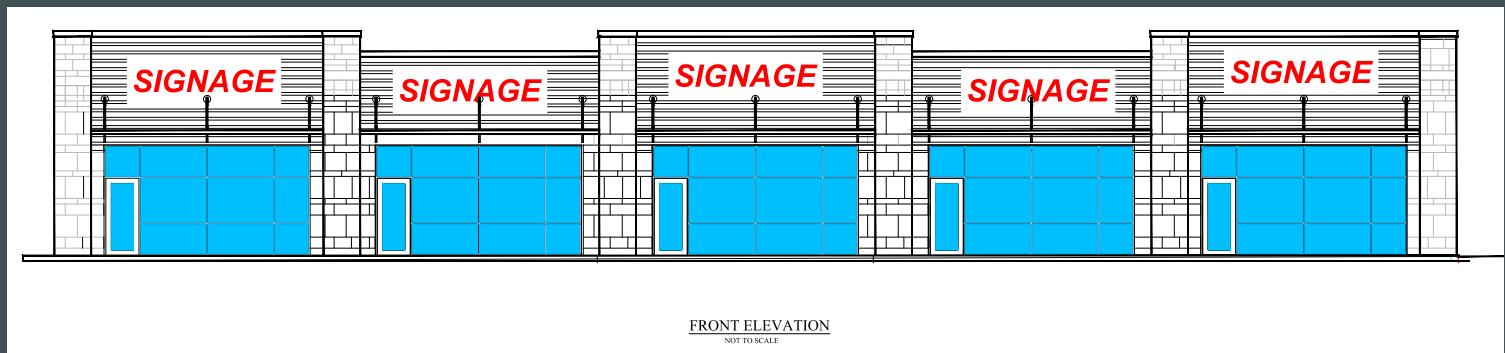
Conceptual Site Plan



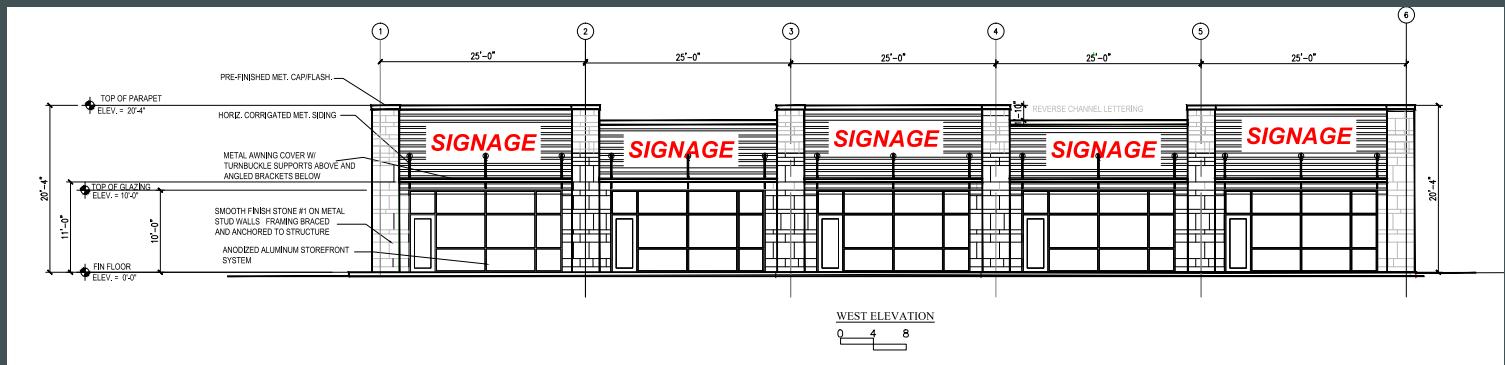
Conceptual Renderings



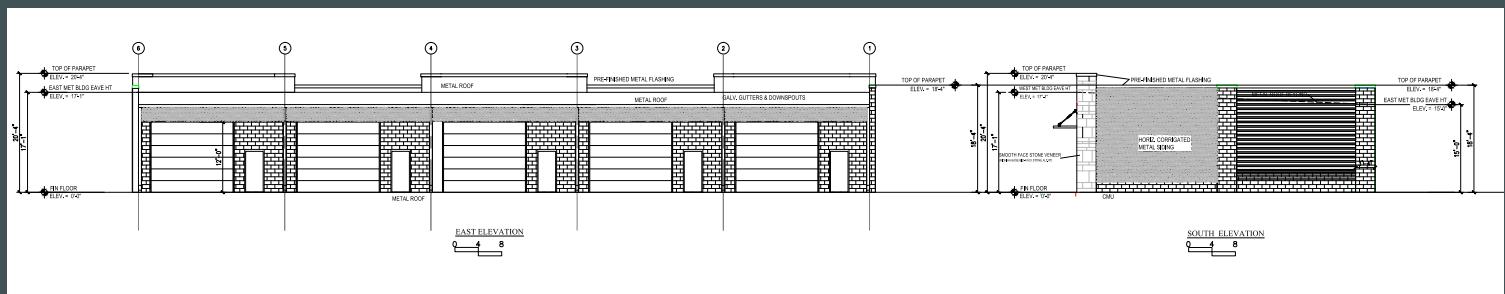
Front Elevation



West Elevation



East Elevation

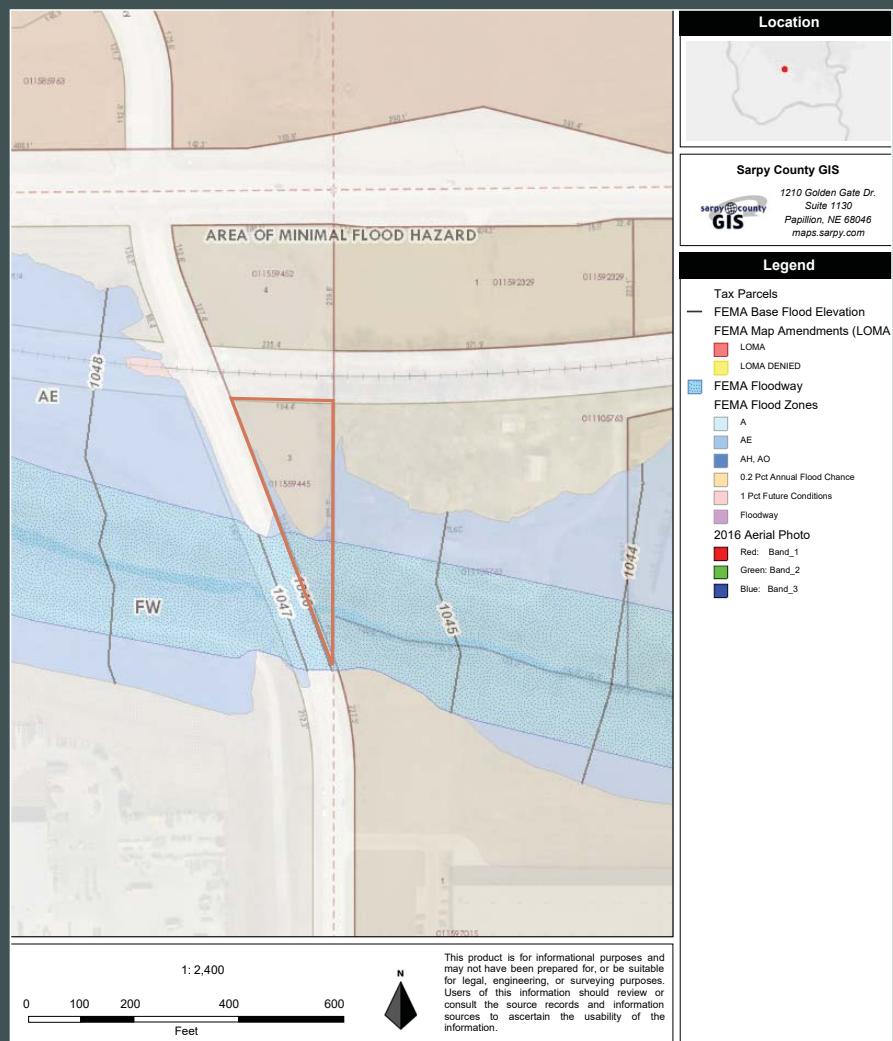


Additional Details

Sarpy County Information

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



Conceptual Renderings



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For Sale



Contact Us

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