

For Sale/For Lease

8930 S 137TH CIRCLE / LA VISTA / NEBRASKA



Owner/User Opportunity

24,000-48,000 SF

Immediate Availability



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

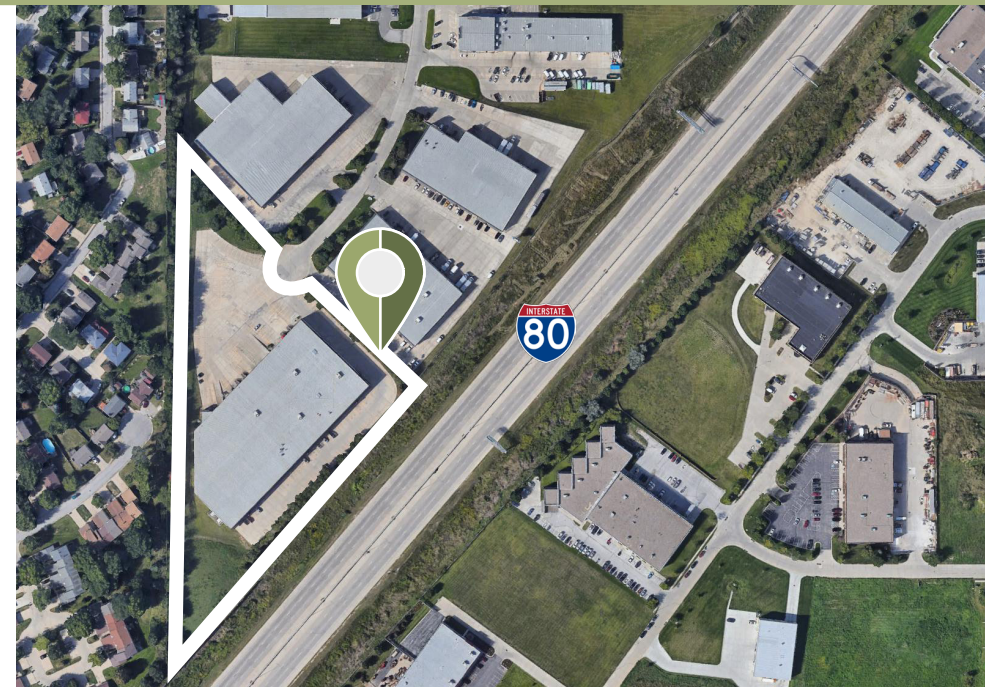
CBRE

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	\$1.47 PSF / 2026
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

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Floor Plan

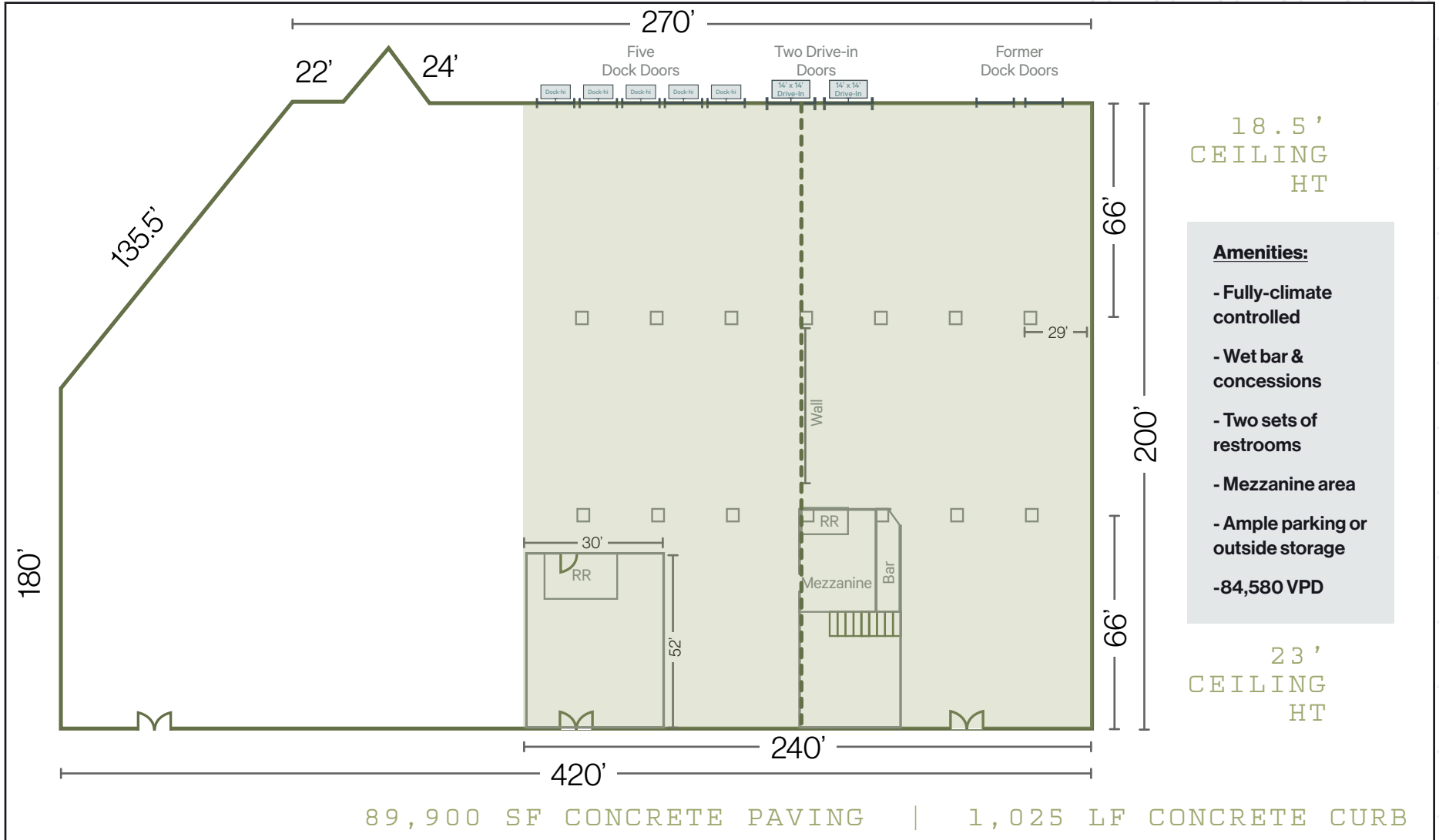
80,000 SF

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/>



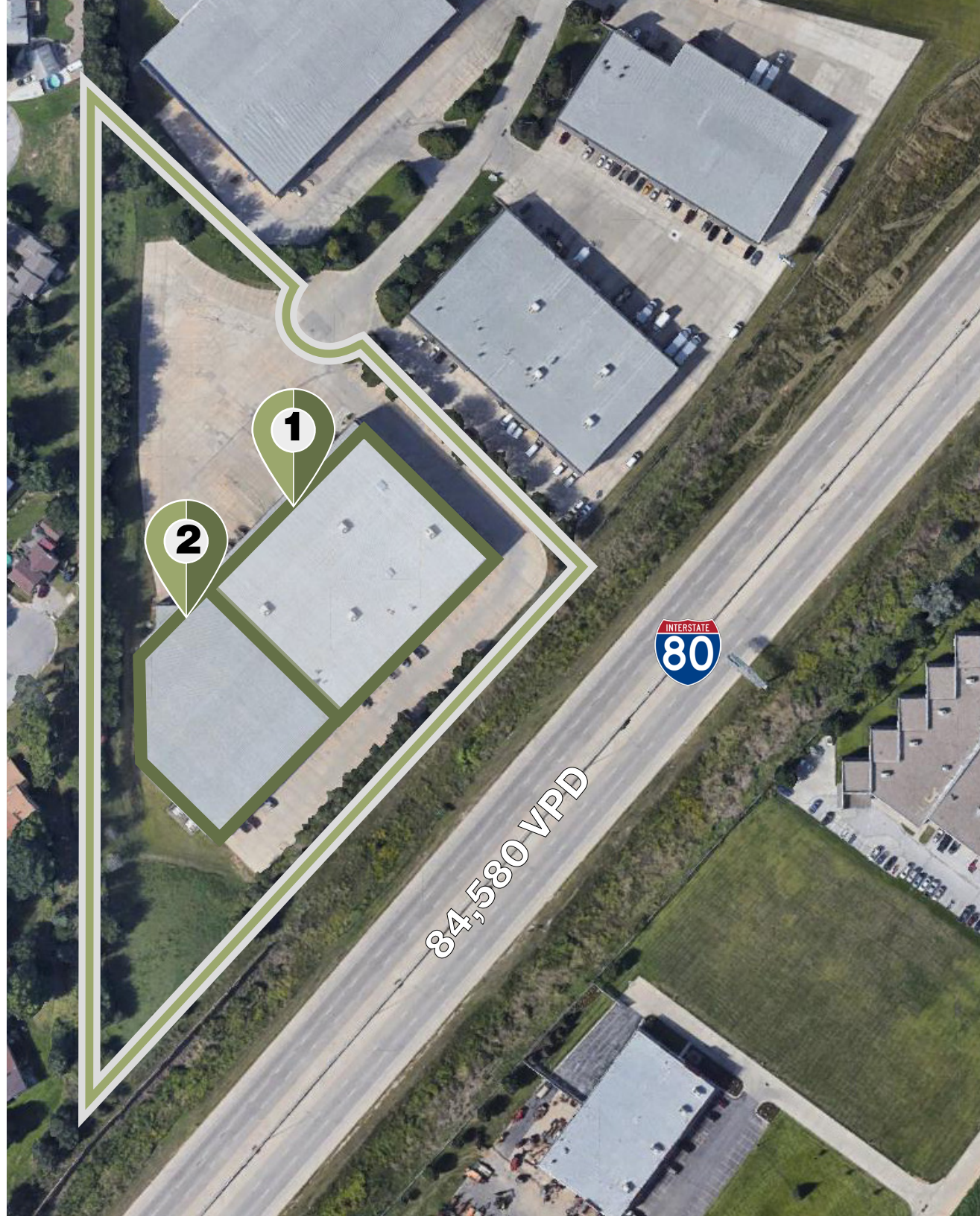
48,000 SF

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



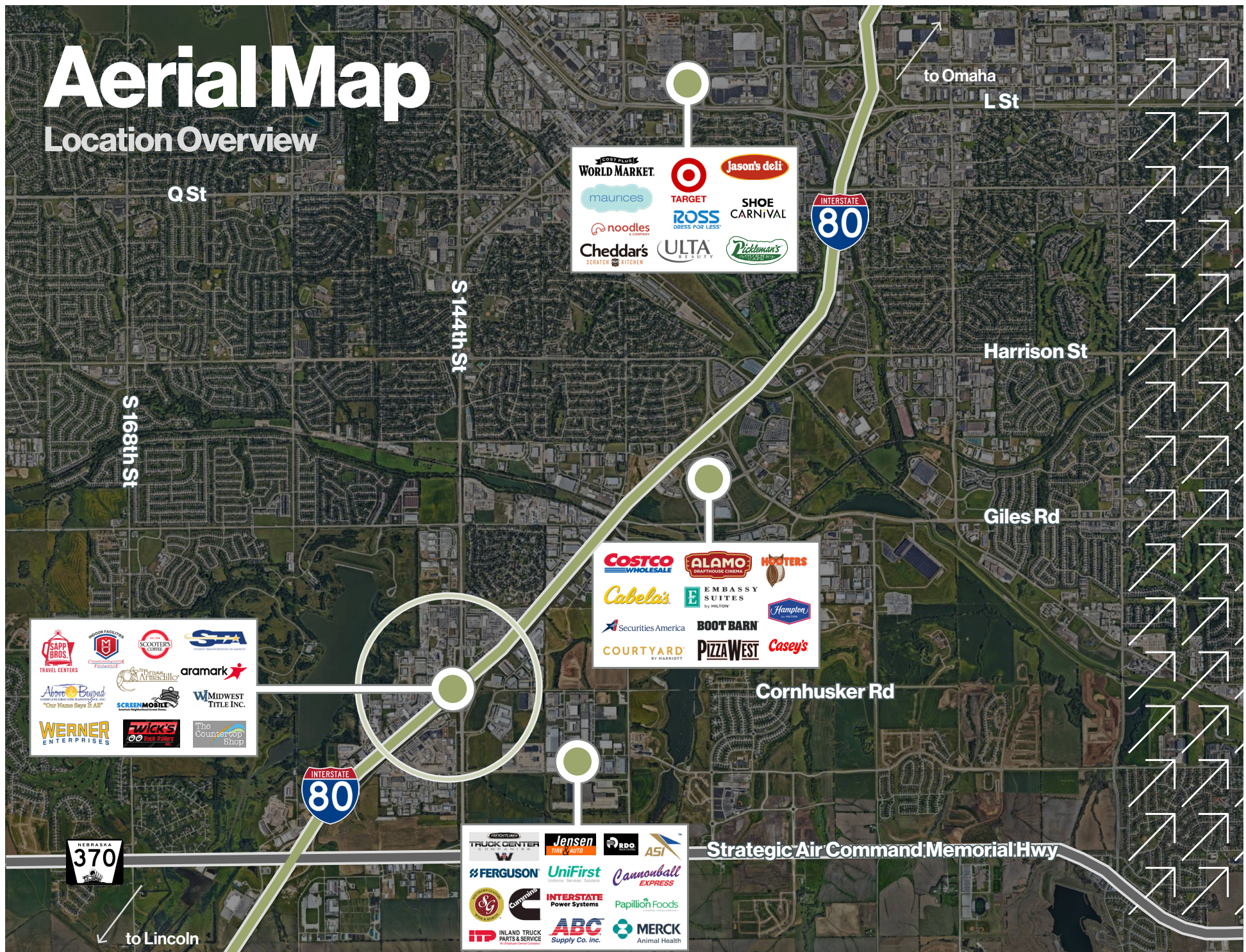
32,000 SF

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



Aerial Map

Location Overview



WORLD MARKET
maurices
noodles & COMPANY
Cheddar's SCRATCH & KITCHEN
TARGET
ROSS DRESS FOR LESS
ULTA BEAUTY
Jason's deli
SHOE CARNIVAL
Pickleman's

COSTCO WHOLESALE
ALAMO DRAPPHOUSE CINEMA
HOOTERS
Cabela's
EMBASSY SUITES BY HILTON
Hampton
Securities America
BOOT BARN
COURTYARD BY HARRIOTT
PIZZA WEST
Casey's

SAPP BROS. TRAVEL CENTERS
MIDWEST FINANCIAL
SCOOTERS & COPIES
SIA
aramark
Above & Beyond
SCREENMOBILE
W. MIDWEST TITLE INC.
WERNER ENTERPRISES
TICKETS
The Countertop Shop

TRUCK CENTER
Jensen TIRE & AUTO
R.D.C. ASI
FERGUSON
UniFirst
Caanouball EXPRESS
Cummins
INTERSTATE Power Systems
Papillion Foods
ITD INLAND TRUCK PARTS & SERVICE
ABC Supply Co. Inc.
MERCK Animal Health





I-80 Frontage Industrial 80,000 SF Building

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Owner/User Opportunity
24,000-48,000 SF
Available**

Graham Nabity

Vice President

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