

12304 CARY CIRCLE

CBRE

19,039 SF STAND-ALONE
INDUSTRIAL BUILDING
FOR LEASE

12304 CARY CIRCLE
LA VISTA / NEBRASKA

- AVAILABLE JANUARY 2026 -



Property Information

Space Available **01/01/2026**

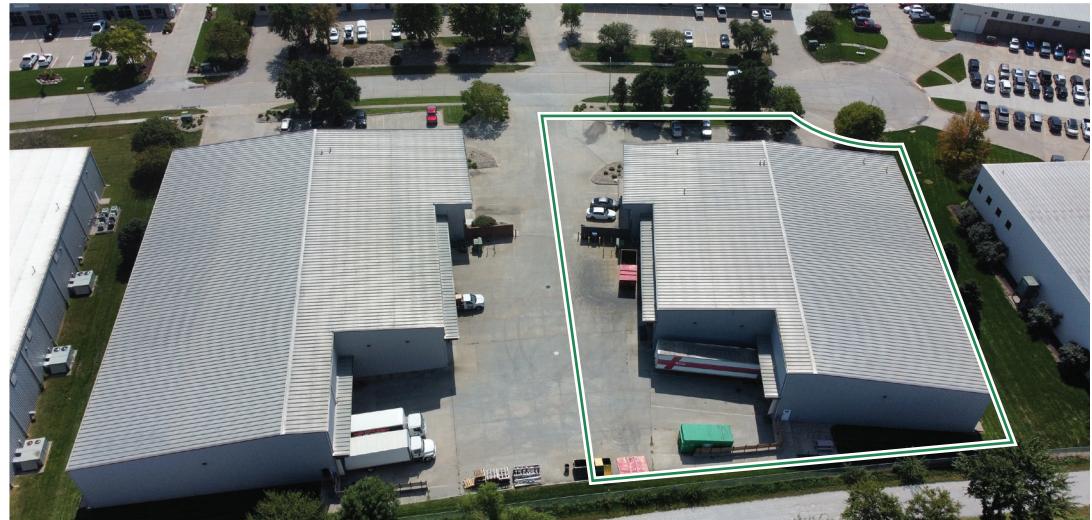
Leasable Space 19,039 SF
Office Space 3,500 SF

Lease Rate \$8.50 PSF, NNN

Estimated NNN \$2.78 PSF (2025)

Features

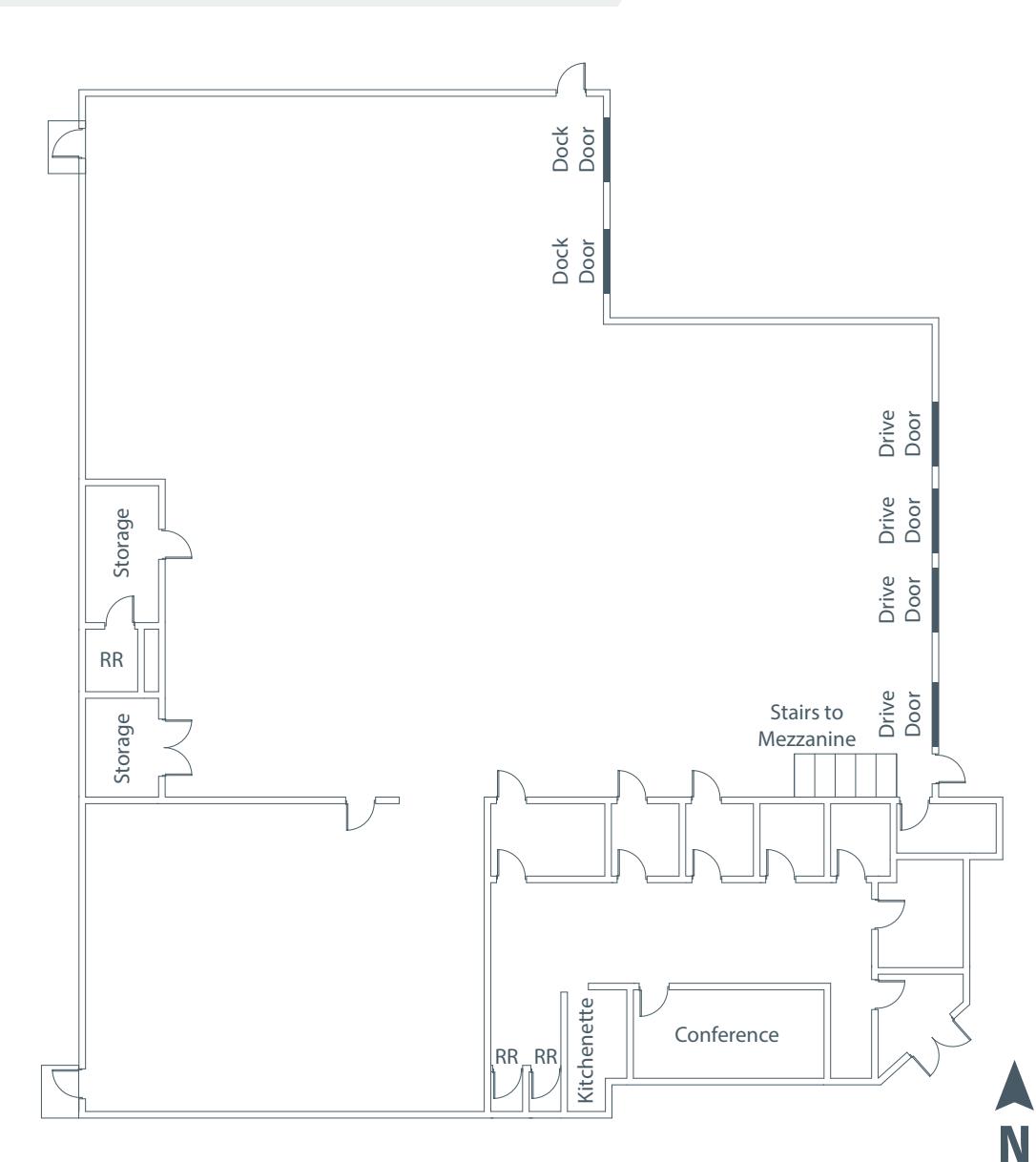
- Split-face block, glass and steel stand-alone industrial building
- Approximately 3,500 SF office space, consisting of a large conference room, six individual offices and a reception area
- Excellent sales-and-service building
- Mezzanine storage
- Convenient access to I-80 at the Harrison Street exit
- Dock and drive-in doors
- Warehouse area includes separate restrooms, 25'x25' wash bay and parts area



Property Details

BUILDING DETAILS

BUILDING SIZE	19,039 SF
LOT SIZE	2.6 AC / 113,256 SF
YEAR BUILT	2002
CONSTRUCTION	Metal/concrete
CEILING HEIGHT	22'+
ZONING	I-1 - Heavy Industrial
AIR-CONDITIONED	Office only
HEAT	<ul style="list-style-type: none">Office: Gas forced airWarehouse: Gas forced air and radiant heat
POWER	3 phase; 480 volt
SPRINKLERED	Yes
DRIVE-IN DOORS	4 – 14'
DOCK HIGH DOORS	2 – 10' with levelers



Interior Photos

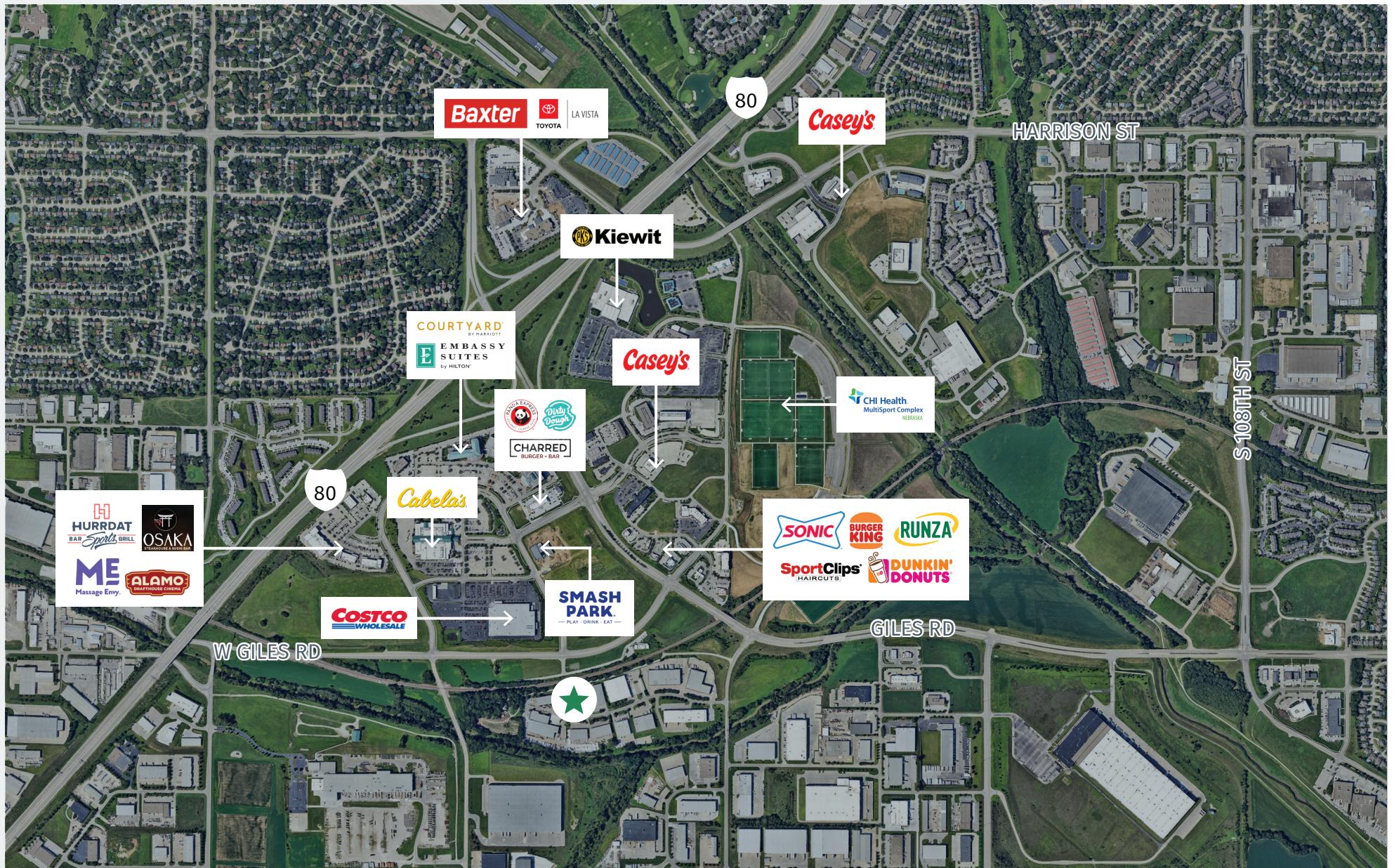


Location



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