

# 12304 CARY CIRCLE

19,039 SF STAND-ALONE  
INDUSTRIAL BUILDING  
FOR LEASE

**CBRE**

12304 CARY CIRCLE  
LA VISTA / NEBRASKA

- AVAILABLE JANUARY 2026 -



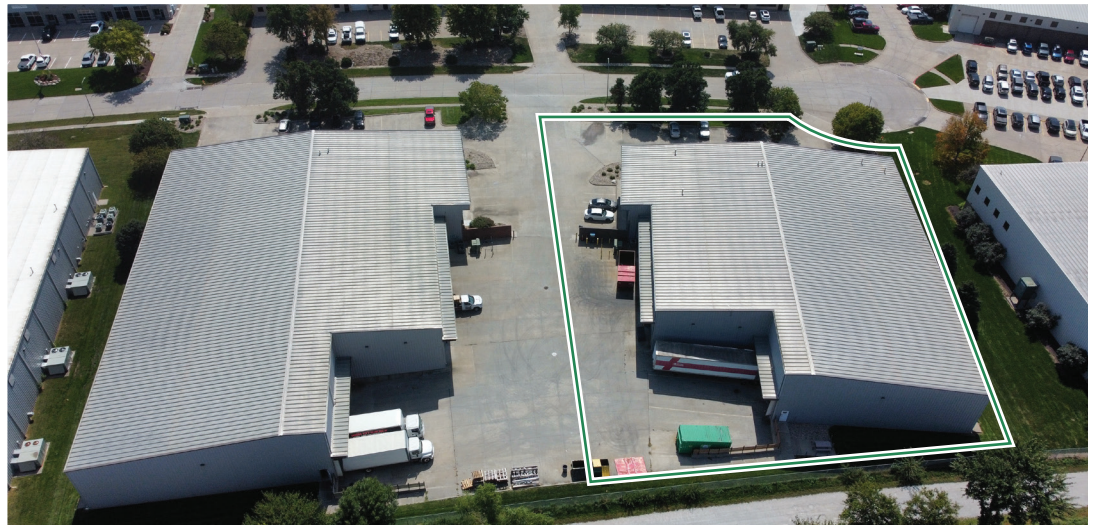


# Property Information

<b>Space Available</b>	<b>01/01/2026</b>
<b>Leasable Space</b>	19,039 SF
Office Space	3,500 SF
<b>Lease Rate</b>	\$8.50 PSF, NNN
<b>Estimated NNN</b>	\$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

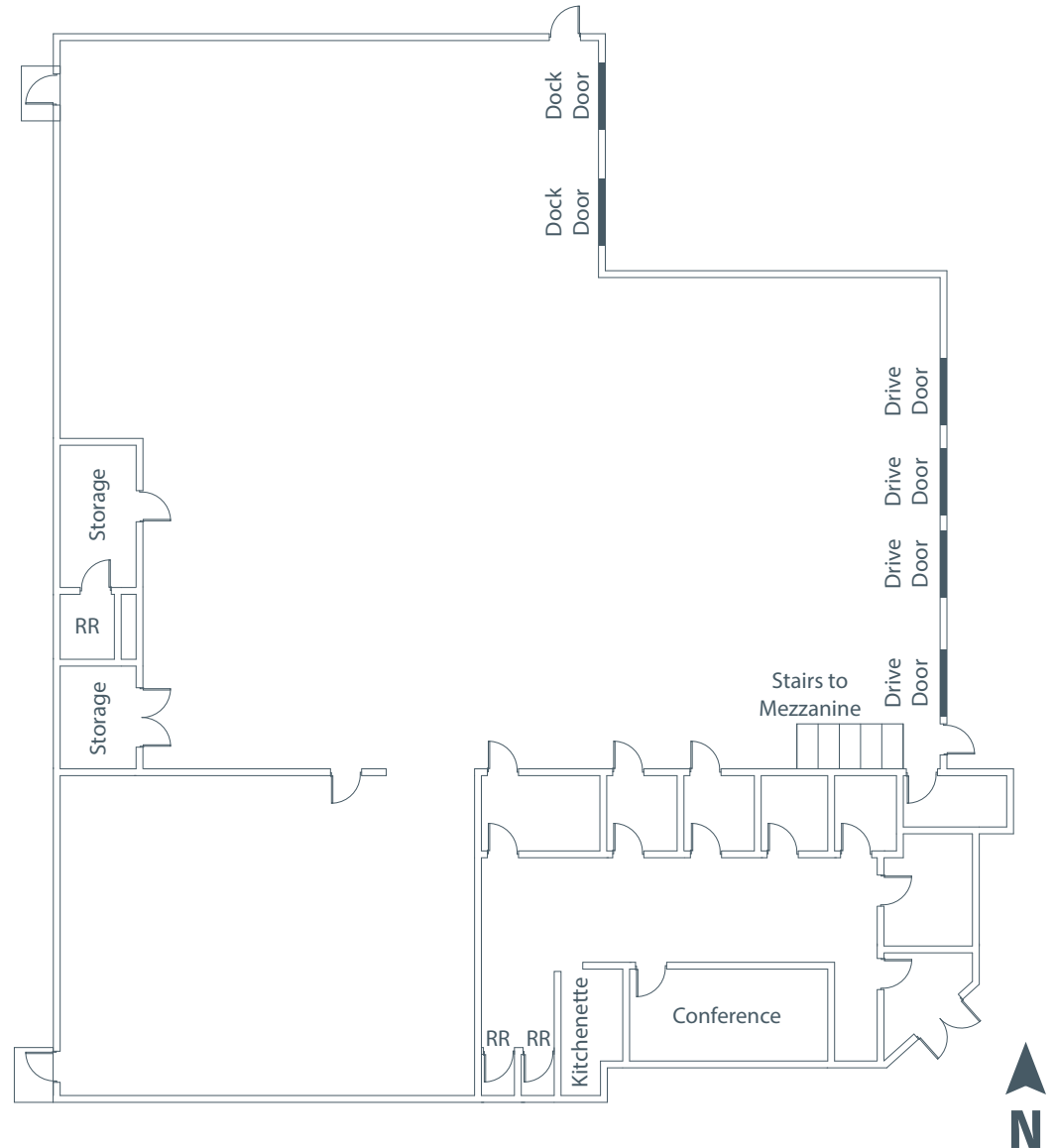


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# Property Details

## 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	– Office: Gas forced air – Warehouse: 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



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# Interior Photos





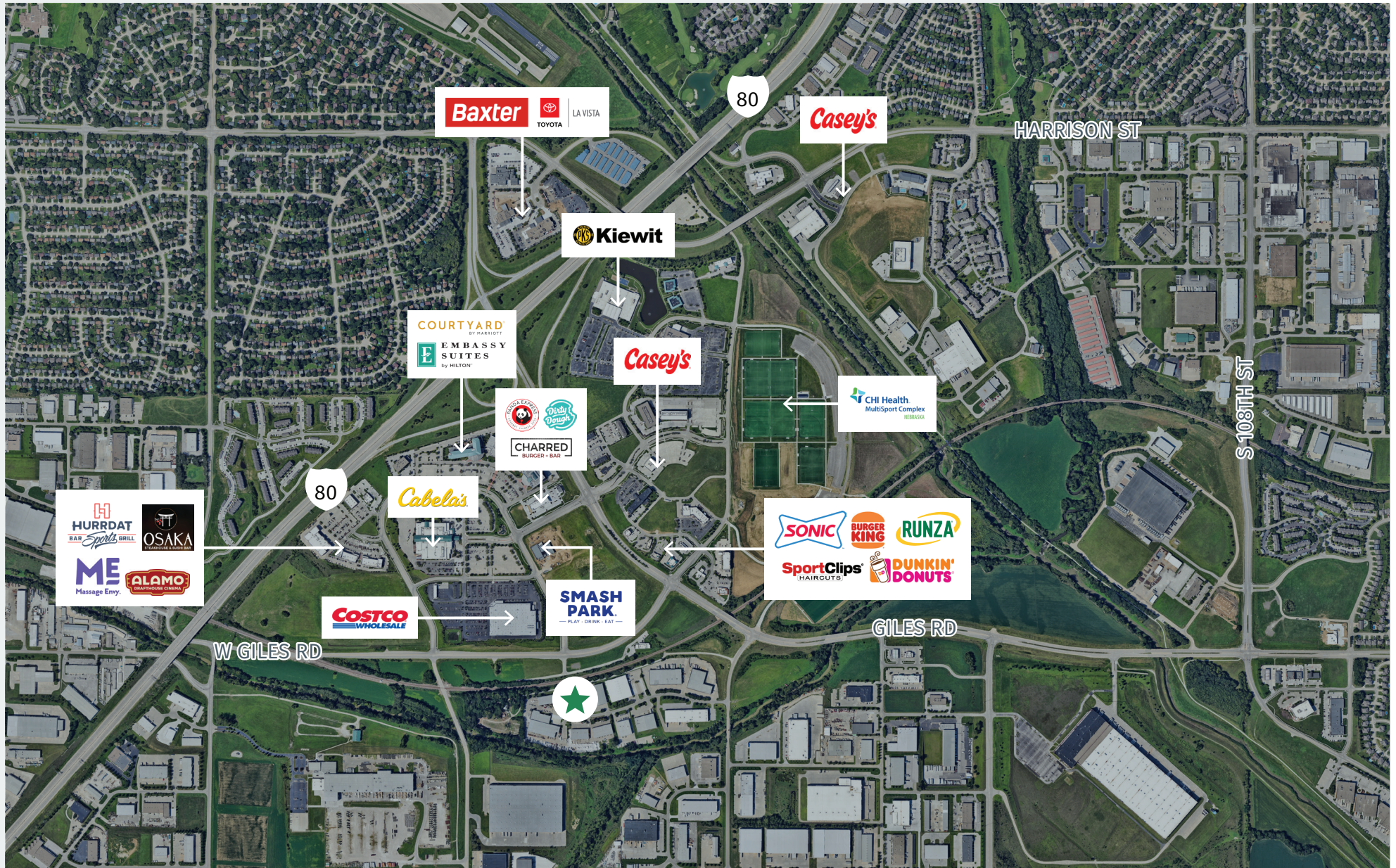
# Location



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