



# R&R Commerce Park South

## WAREHOUSE III

286,000 SF | SPACE FOR LEASE

12125 S 156TH Street, Papillion, NE

Papillion, NE 68138

(402) 885-4002 | [WWW.RRREALTY.COM](http://WWW.RRREALTY.COM)

# A look inside...

## Base Building Finish

- Smooth finish Insulated Pre-Cast Panels
- 3 Punched windows at ground level along front of the building, high windows at rear and ends of the building.
- **5 Grand Entrances** spaced evenly along the front of the warehouse
- **36' clear height warehouse**
- Column spacing 52'x50'
- 6" 4000 psi reinforced concrete slab on grade
- Domestic water / sanitary sewer along front and rear of building.
- ESFR fire sprinkler system
- 9x10' overhead doors with levelers, dock bumpers and pads, one per bay
- Main electrical service 480/277V 3-phase (3000 amps)
- **Building Insulation:**
  - Roof – 60 mil TPO (R-25)
  - Exterior panels insulated (R-16)
- **Painting:**
  - Precast wall panels, interior & exterior
  - Underside of roof deck, joists, & beams primed white
- Reznor heater located at every other bay
- Interior building lighting
  - LED light fixtures installed to average 25 FC on open warehouse layout with no obstructions.
- Accessibility to fiber



## Pavement Areas

- 120' service court
- 8" pavement at service court and drives
- 5" pavement at all parking areas
- Base Parking 1 car per 1,000 SF
- Future Parking to be maximized in rear
- Future trailer parking count to be determined on site plan





# Taking warehouses to new heights.

How R&R's new generation of 36' clear height warehouses can help customers gain efficiency and grow their business.

First of all, let's start with an obvious question. What *is* a clear height? A building's clear height is defined as the usable height to which a tenant can store its product on racking. This figure is measured below any obstructions such as joists, lights or sprinklers. While a 32-foot clear height has been standard in the modern warehouse market, a 36-foot clear height can help warehouses gain efficiency in a variety of ways.

These ways include:



## Better Material Handling

Higher clear heights allow for larger rack systems and better handling equipment. This can lead to an increase in speed and efficiency, while also reducing time and labor constraints.

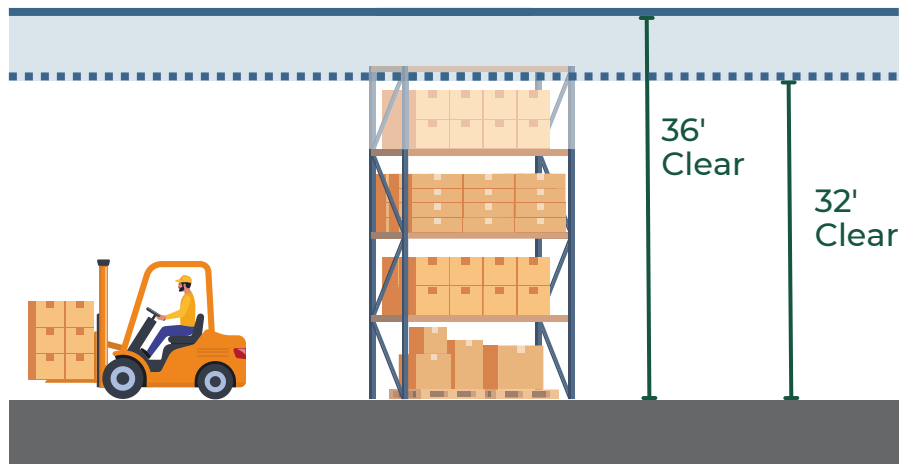
## Increased Storage Capacity

With a higher ceiling, the warehouse can utilize vertical space to increase the storage capacity, allowing more goods to be stored without needing to expand the floor space.

## Unparalleled Flexibility

A higher clear height means that a space can be used for a wider variety of purposes, including storage, distribution and even light manufacturing when appropriate.

An increase from 32' to 36' can increase overall capacity by 10% to 25%.



# A 286,000 Square Foot Class-A Industrial Building

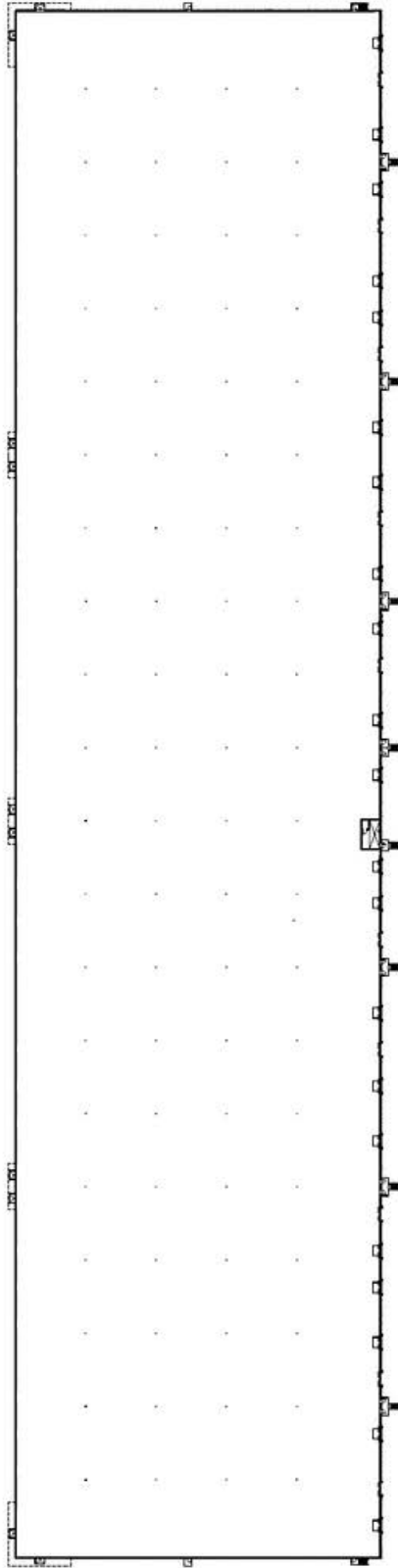
Lease Rate: \$7.25 PSF NNN

Located in the largest speculative warehouse park in Omaha, Warehouse II at R&R Commerce Park South is a 151,840 SF Class-A industrial building with a prime location at South 156th Street and Schram Road. With easy access to Highways 50 and 370 along the I-80 corridor, the park offers two interstate access points within one mile.

TI Allowance	Negotiable
OPEX	\$0.76 (2024 Estimate)
Size	286,000 SF
Bay	13,520 SF
End Bay	14,560 SF
Docks	1 Dock Per Bay



# Commerce Park South Warehouse III



**286,000 S.F.**

Standard Bay Sizes 52'X260' (13,520 S.F.)

End Cap Bay Sizes 56'X260' (14,560 S.F.)

# Commerce Park South Warehouse III



# Location is everything.



South 156th Street & Schram Road | Papillion, NE 68138



# Let's get in touch.



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