

W GILES 126 CROSSING

CBRE

SEC S 126TH STREET & WEST GILES ROAD
LA VISTA | NEBRASKA 68128
WWW.CBRE.COM/NEBRASKA

NEW CONSTRUCTION - FLEX BUILDING

1.49 AC / 1,760-10,560 SF
INDUSTRIAL | FOR SALE / LEASE



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PROPERTY OVERVIEW

NEW CONSTRUCTION - FLEX BUILDING

W Giles 126 Crossing | Lot 4 - 1.49 Acres

Situated at the southeast corner of 126th Street and West Giles Road in La Vista, Nebraska, W Giles 126 Crossing is out of the **Sarpy County Industrial Park Phase 2**. Lot 4 offers one 10,560 SF building that sits on 1.49 acres. Contiguous lease areas range from 1,760-10,560 SF.

\$15.95
PSF

Lease Rate, NNN

10,560
SF

Building Sizes

1,760
SF

Minimum Divisible

\$975K
Sale

Price - Land Price

1.49
AC

Lot Size

FEATURES

- New construction
- For lease or for sale
- 12'x14' drive doors
- LED shop lighting
- Floor drains
- Office build-out negotiable
- 22' ceiling height
- Ask about adding dock doors

BUILDING SPECIFICATIONS

Spec Type	Spec Details
Address	S 126th & West Giles Road La Vista, Nebraska 68128
Lot Size	1.49 AC
Building Size	10,560 SF
Legal Description	LOT 4 SARPY COUNTY INDUSTRIAL PARK PHASE 2 (1.49 AC)
Contiguous Space	1,760-10,560 SF
Drive-in Doors	12'x14'
Construction	New / Insulated precast panels, and insulated metal panels
Office Build-Out	Negotiable
Lighting	LED
Floor Drains	Yes
Sprinklered	TBD
Zoning	I-1 / Light Industrial
Ceiling Height	22'
Power	3-Phase
Condition	Warm shell with lights and restroom

Site Aerial

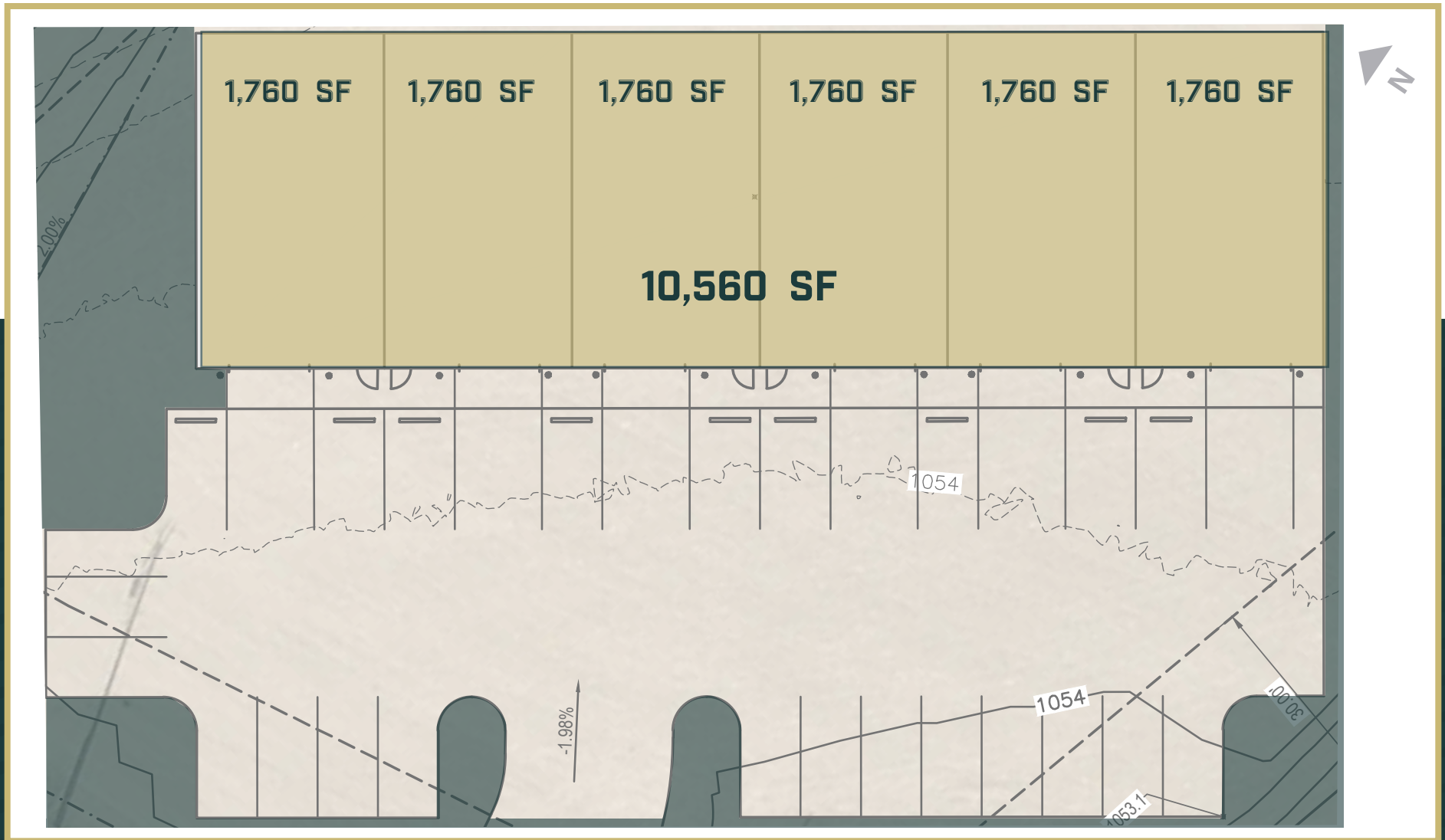
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FLOOR PLAN

1.49 AC / 1,760-10,560 SF
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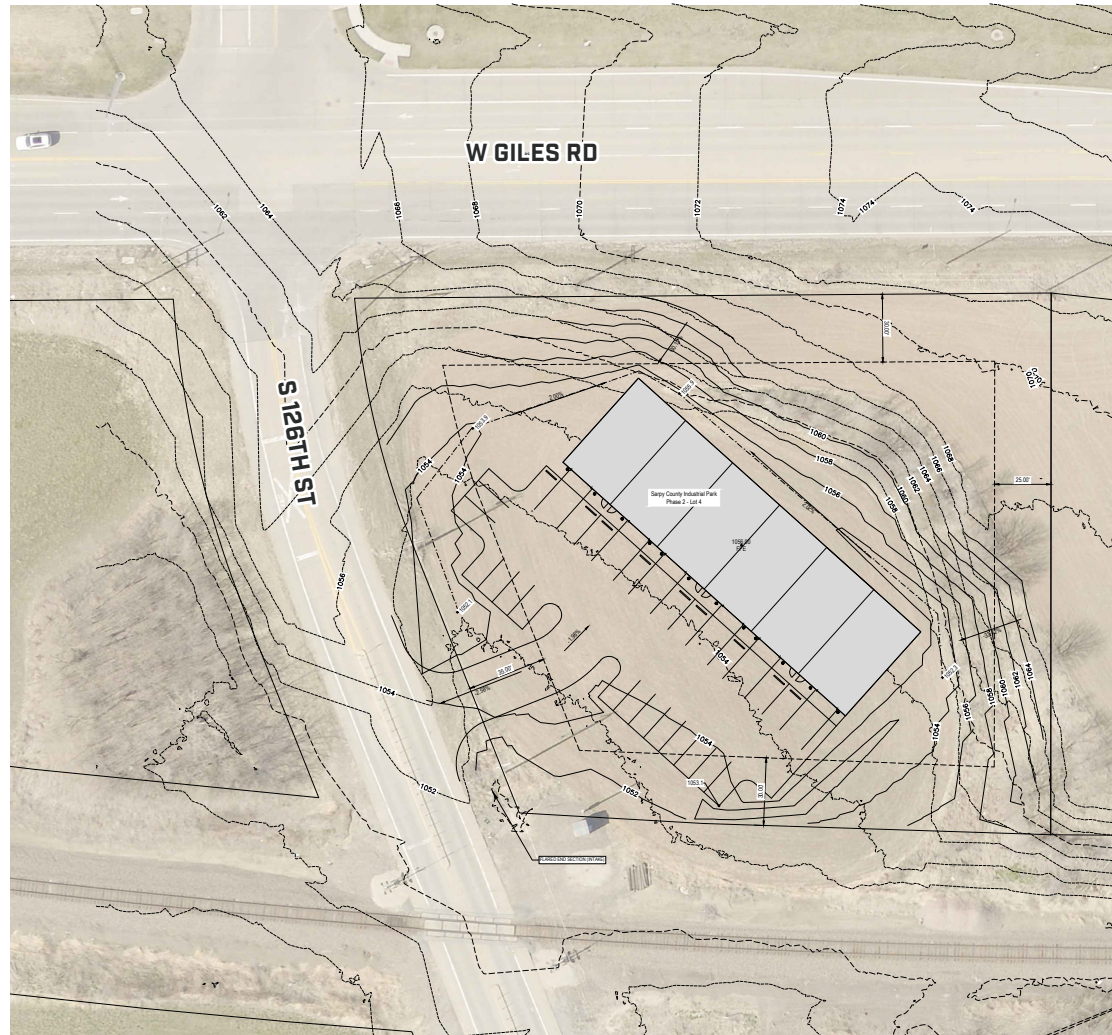
Space Available | 1,760-10,560 SF



TOPO SURVEY

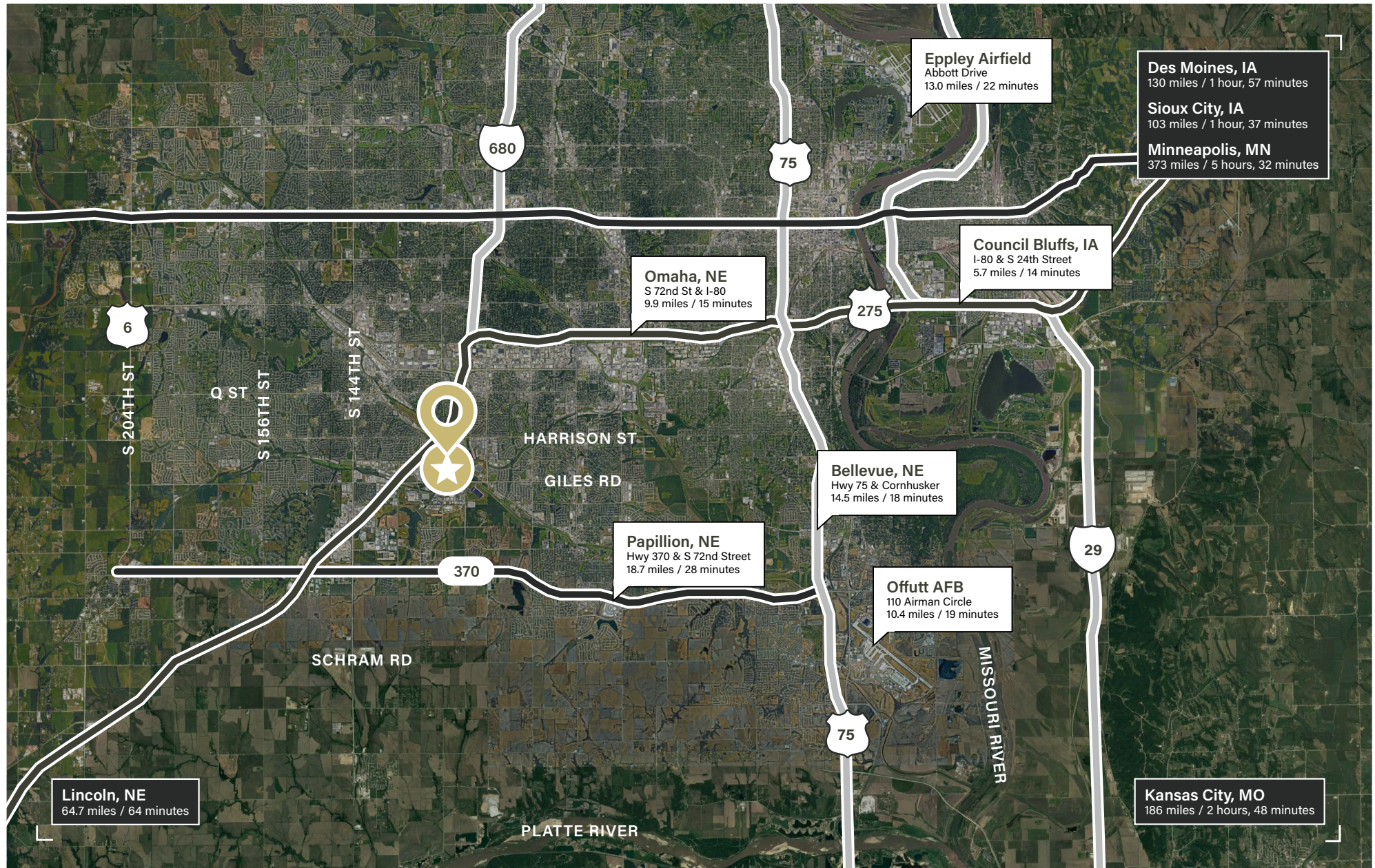
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1.49 AC



OMAHA/COUNCIL BLUFFS MSA

1.49 AC / 1,760-10,560 SF
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