



NELSON'S LANDING

FLEX WAREHOUSE
SPACE FOR LEASE

5062 N. 264th Circle
Valley, NE 68068
(402) 885-4002

A 9,375 Square Foot Flex Industrial Building

Base Building Finish



18' Clear height warehouse



1 Reznor heater per bay



Parking ratio:
2.5:1,000 SF
(23 Stalls/2 HC Stalls)



Main electrical service:
600 Amp // 120-208 V
150 Amp panel, per bay



LED and Motion sensor
light fixtures



5" Sealed concrete slab
on grade



1 Floor drain per bay

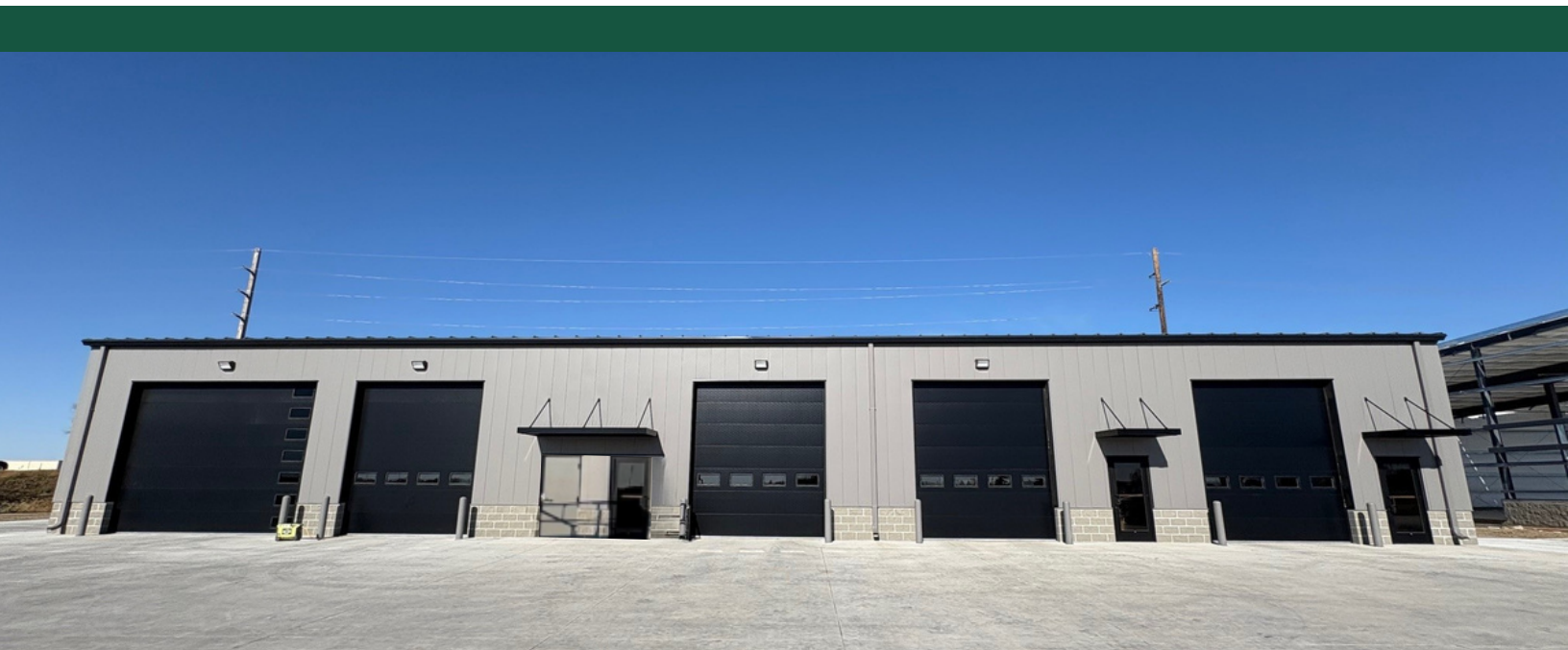


1 ADA Restroom per bay



Leasing Information

Total SF	9,375 SF
Available	5,625 SF
Delivery	January 2026 (Under Construction)
Lease Rate	\$11.50 PSF NNN
Operating Expenses	\$3.00 PSF NNN Estimates
Clearance	18'
Drive-In Door	12' X 14' (1 Per Bay)
Signage	Available
Utilities	Tenant: Gas & Electric Landlord: Water



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Bay Sizes

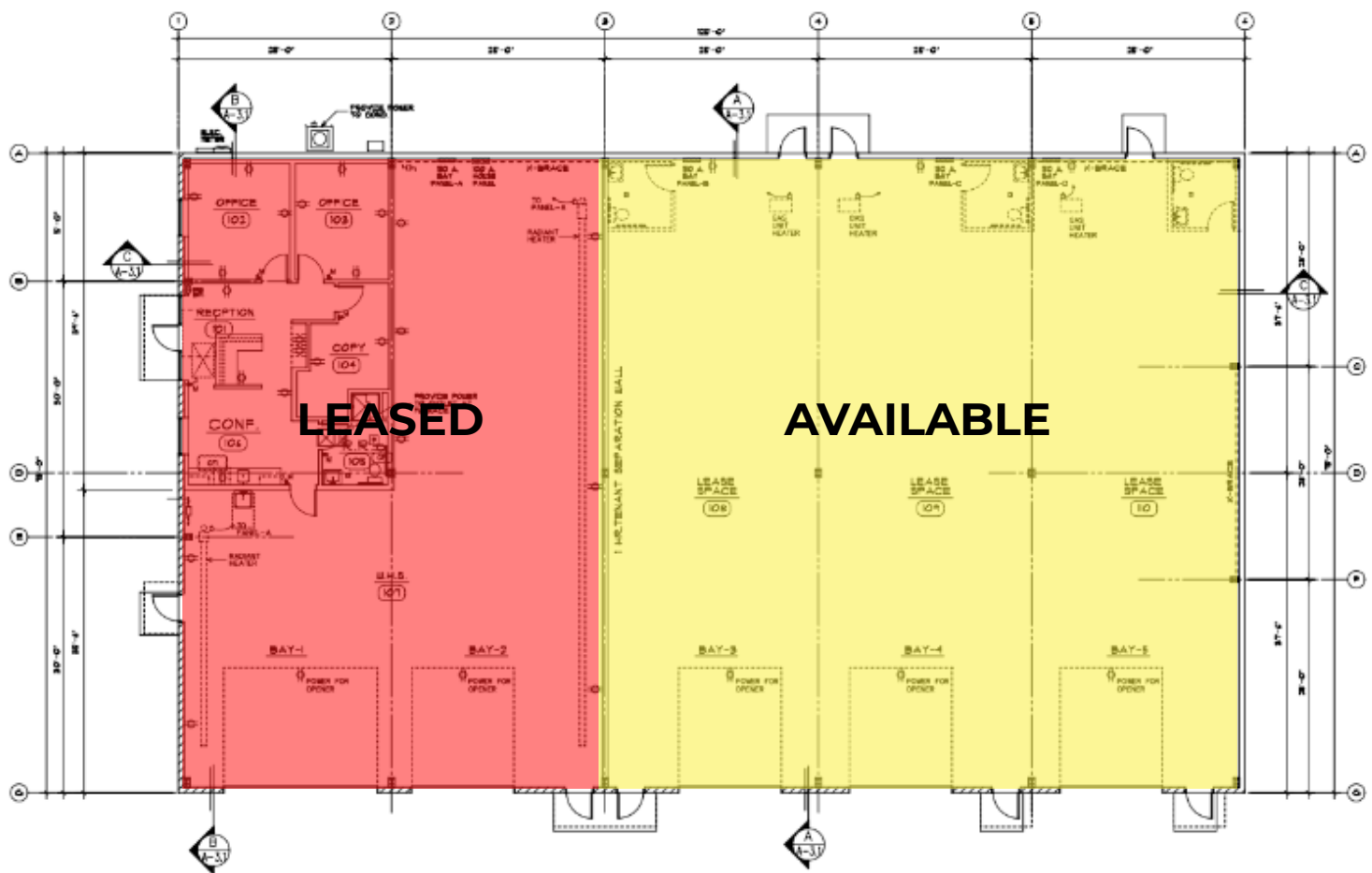
In-Line Bay Sizes: 25' x 75' (1,875 SF)

Available

1,875 SF - 5,625 SF
(1,875 SF per bay)



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Location is everything.



North 264th Street & East Meigs Street | Valley, NE 68068



Let's get in touch.



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