



# R&R Commerce Park South

## WAREHOUSE I SPACE FOR LEASE

11921 S. 156th Street  
Papillion, NE 68138

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

# A 286,000 Square Foot Class A Industrial Building

## Base Building Finish

- **5 Grand Entrances** spaced evenly along the front of the warehouse
- **32' clear height warehouse**
- **ESFR fire sprinkler system**
- Main electrical service 480/277V
- 3-phase **(4000 amps)**
- Smooth finish insulated pre-cast panels
- Punched windows at ground level along front of the building, high windows at rear and ends of the building.
- Column spacing 52'x50'
- 6" 4000 psi reinforced concrete slab on grade
- Domestic water / sanitary sewer along front and rear of building.
- Building Insulation:
  - Roof – 45 mil TPO (R-25)
  - Exterior panels insulated (R-14)
- 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
- 6" pavement at service court and drives
- 5" pavement at all parking areas
- Base Vehicle Parking: 1 per 1,000 SF
- Existing Trailer Parking at rear



# Warehouse I Leasing Information

Located in the largest speculative warehouse park in Omaha, Warehouse I at R&R Commerce Park South is a 286,000 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.

<b>Size</b>	286,000 SF
<b>Available</b>	40,560 SF
<b>Lease Rate</b>	\$6.95 PSF NNN
<b>Operating Expenses</b>	\$2.55 (2025)
<b>Year Built</b>	2023
<b>Clearance</b>	32'
<b>In-Line Bay</b>	13,520 SF
<b>End-Cap Bay</b>	14,560 SF
<b>Docks</b>	1 Dock Door/Leveler Package Per Bay
<b>Future Trailer Parking</b>	Available
<b>Future Outdoor Storage</b>	Available





# Commerce Park South Warehouse I

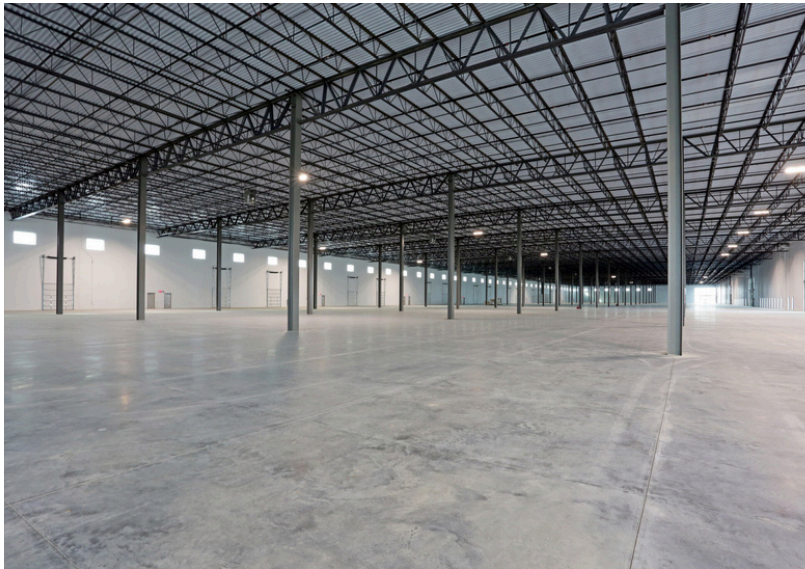
## **BAY SIZES**

In-Line Bay Sizes: 52' X 260' (13,520 SF)

End-Cap Bay Sizes: 56' X 260' (14,560 SF)

## **Available**

40,560 SF (3 bays)



**LEASED**

Available

**LEASED**





# Commerce Park South Warehouse I





# Location is everything.



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



# Let's get in touch.



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