



R&R Commerce Park South

WAREHOUSE I SPACE FOR LEASE

11921 S. 156th Street
Papillion, NE 68138

(402) 885-4002 | 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.

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



Commerce Park South Warehouse I

BAY SIZES

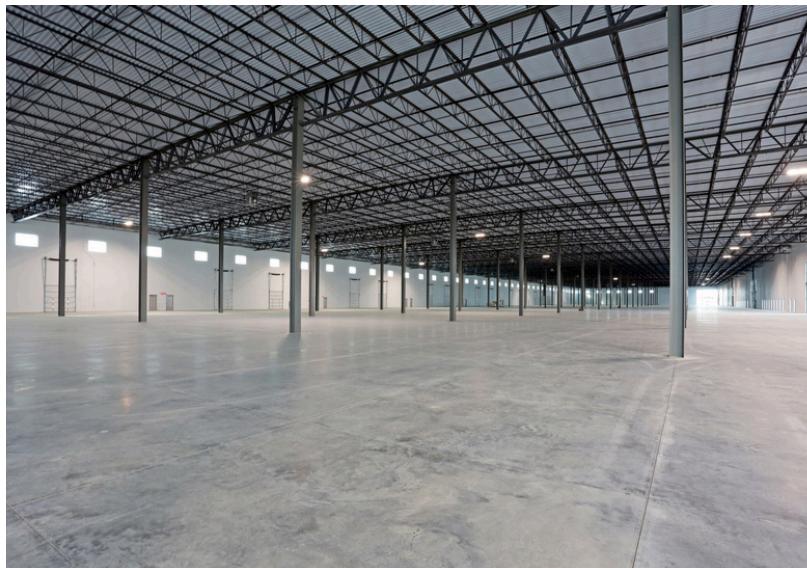
In-Line Bay Sizes: 52' X 260' (13,520 SF)

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

LEASED

Available

40,560 SF (3 bays)



Available



LEASED



Commerce Park South

Warehouse I



Location is everything.



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



Let's get in touch.



Mike Homa

President
R&R Nebraska Division
Homa.Mike@rrrealty.com
(402) 819-0459



Cooper Wilson

Brokerage Manager
R&R Nebraska Division
Wilson.Cooper@rrrealty.com
(402) 659-8442