



# NELSON'S LANDING

FLEX WAREHOUSE  
SPACE FOR LEASE

5062 N. 264<sup>th</sup> 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

<b>Total SF</b>	9,375 SF
<b>Available</b>	3,750 SF
<b>Year Built</b>	2026
<b>Lease Rate</b>	\$11.50 PSF NNN
<b>Operating Expenses</b>	\$3.00 PSF NNN Estimates
<b>Clearance</b>	18'
<b>Drive-In Door</b>	12' X 14' (1 Per Bay)
<b>Signage</b>	Available
<b>Utilities</b>	Tenant: Gas & Electric Landlord: Water



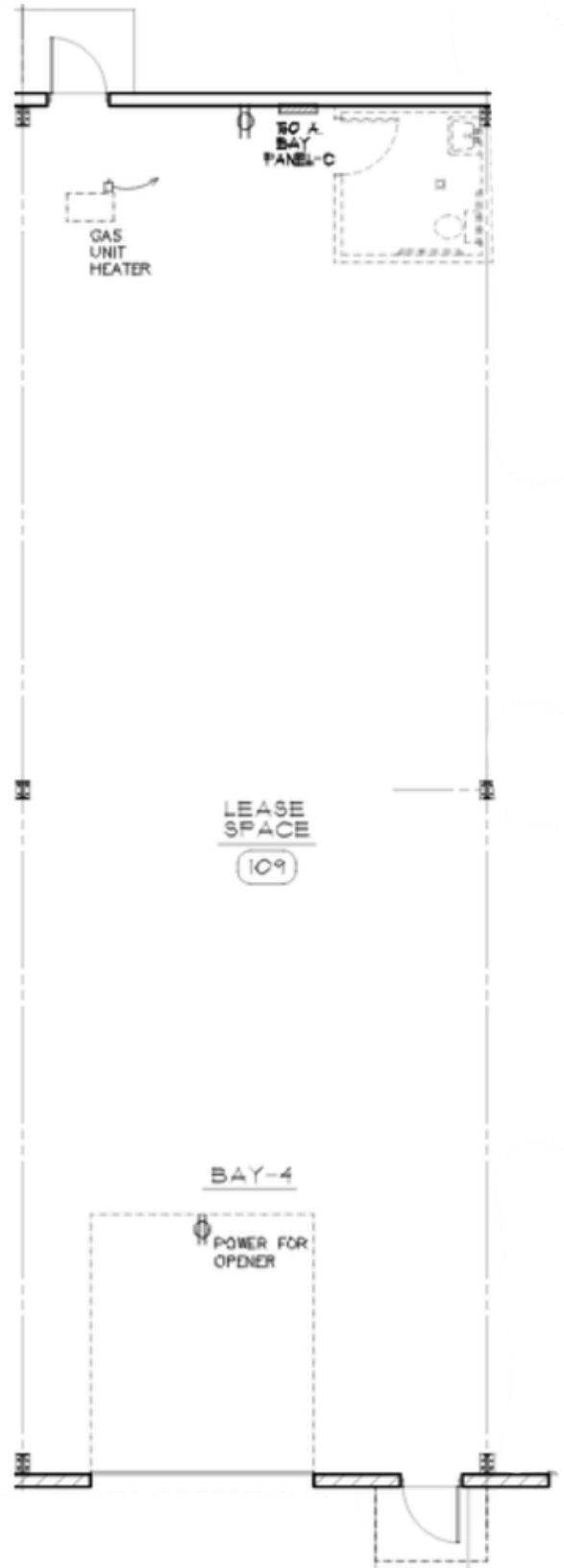
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## Bay Sizes

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

## Available

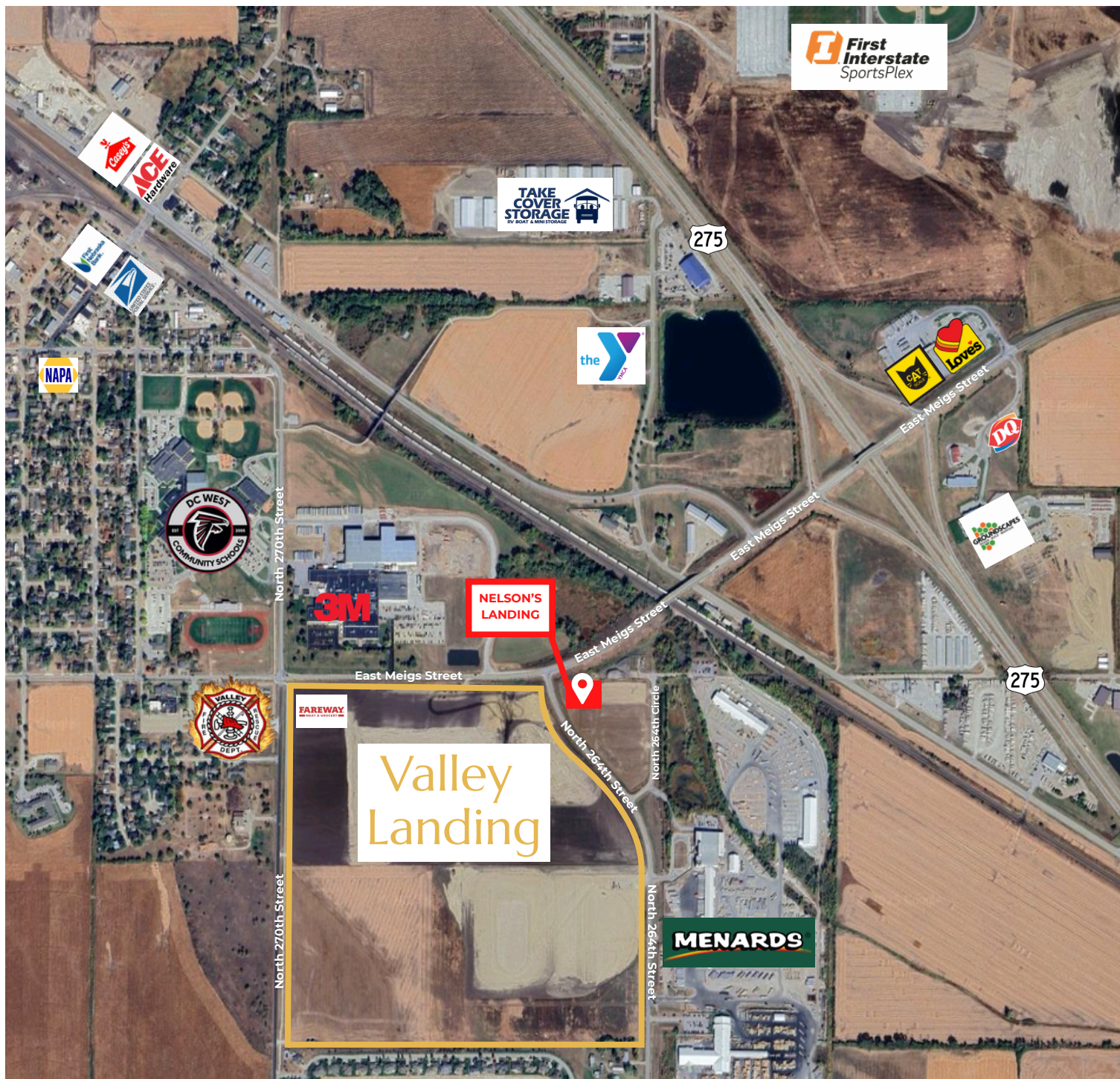
1,875 SF - 3,750 SF  
(1,875 SF per bay)



# Nelson's Landing



# Location is everything.



North 264<sup>th</sup> Street & East Meigs Street | Valley, NE 68068



Let's get in touch.



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