



# R&R Commerce Park South

## WAREHOUSE IV SPACE FOR PRE-LEASE

15415 Sunburst Drive  
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
- **36' clear height warehouse**
- **ESFR fire sprinkler system**
- Main electrical service 480/277V
- 3-phase (**3000 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.
- 5 industrial high-velocity fans
- Building Insulation:
  - Roof – 60 mil TPO (R-25)
  - Exterior panels insulated (R-16)
- 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
- 8" 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 IV

## Pre-Leasing Information

Located in the largest speculative warehouse park in Omaha, Warehouse IV at R&R Commerce Park South is a 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>	286,000 SF
<b>Delivery</b>	September 2026 (Under Construction)
<b>Lease Rate</b>	\$7.25 PSF NNN
<b>Operating Expenses</b>	\$1.01 (2026)
<b>Clearance</b>	36'
<b>In-Line Bay</b>	13,520 SF
<b>End-Cap Bay</b>	14,560 SF
<b>Docks</b>	31 Total Dock Doors *21 Dock Doors with Leveler Package *10 Dock Doors with door only
<b>Drive-In Door</b>	13' X 14'
<b>Future Trailer Parking</b>	Available
<b>Future Outdoor Storage</b>	Available



# Commerce Park South Warehouse IV

## **Bay Sizes**

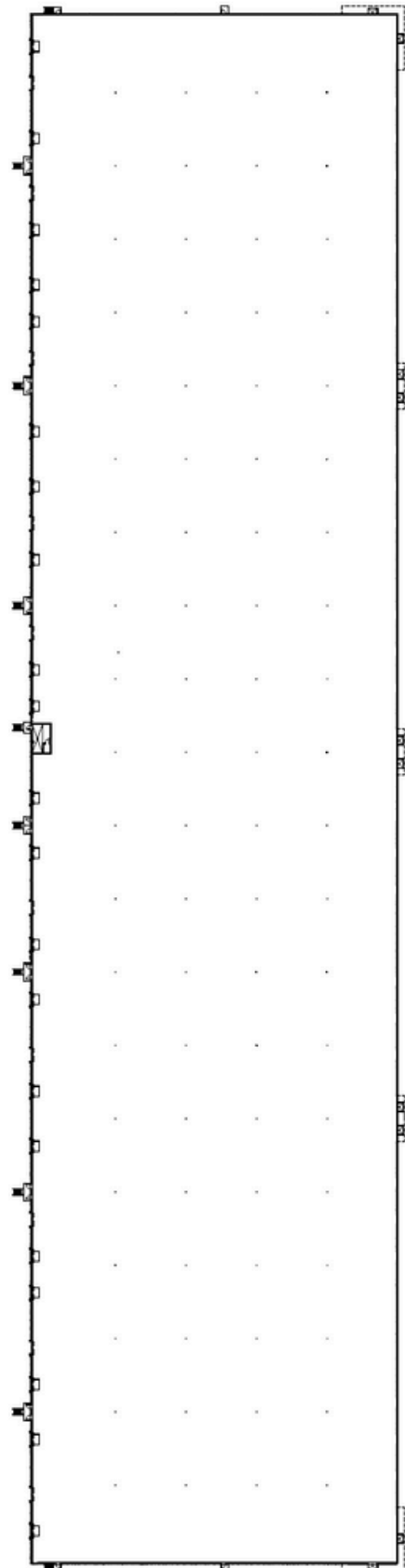
In-Line Bay Sizes: 52' x 260' (13,520 SF)

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

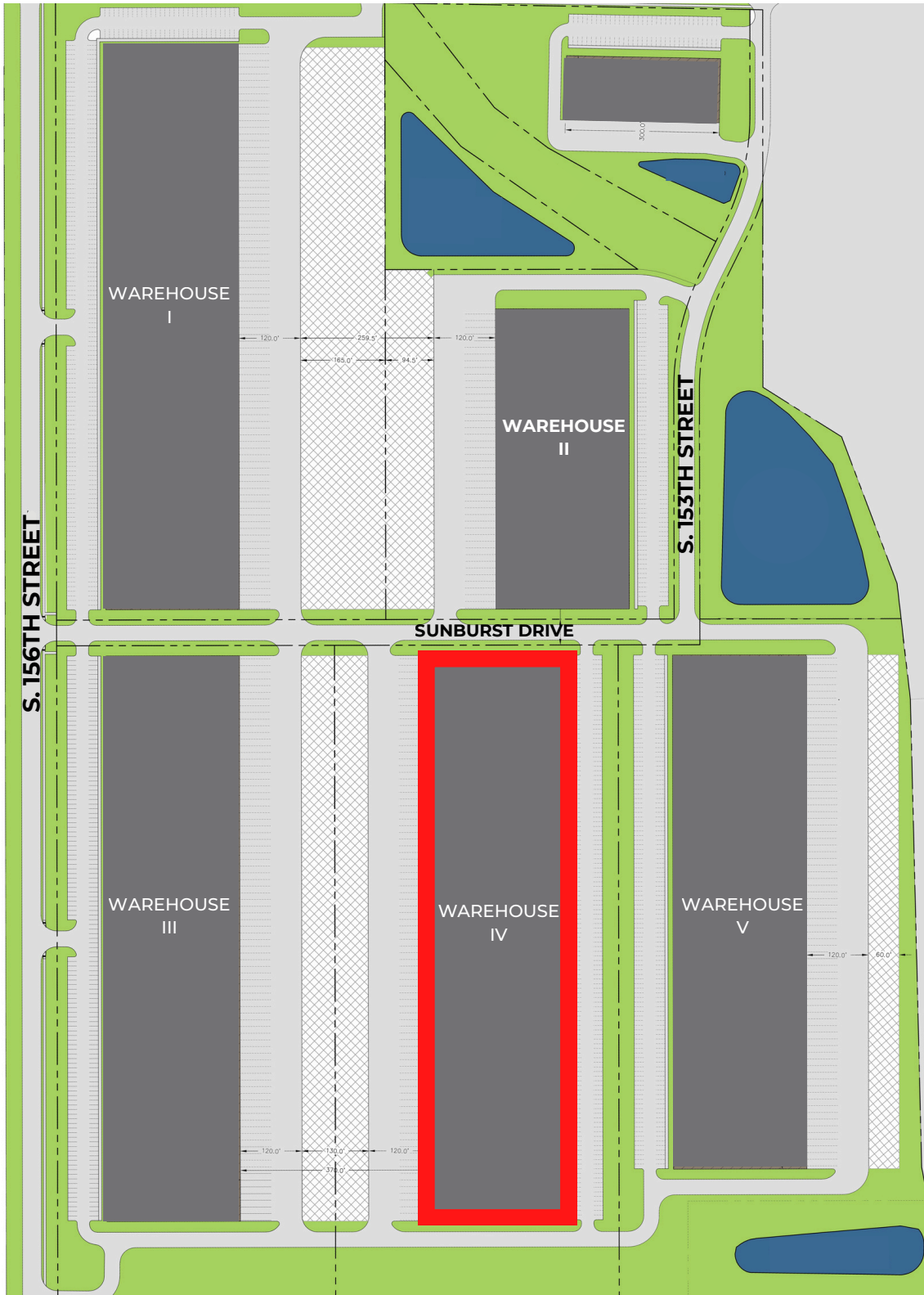
## **Available**

Minimum: 27,040 SF (2 bays)

Maximum: 286,000 SF (21 bays)



# Commerce Park South Warehouse IV



# Location is everything.



South 156<sup>th</sup> Street & Schram Road | Papillion, NE 68138



# Let's get in touch.



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