

FOR LEASE

11529-11531 PORTAL RD, LA VISTA, NE 68128

INDUSTRIAL | 1,250-2,500 SF | \$12.00-\$13.00 SF/YR (MG)



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

PRESENTED BY:

Cori Adcock

402.871.4506

cadcock@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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PROPERTY DESCRIPTION

Hard to find small flex bays in SW corridor, ideal for small contractors.

PROPERTY HIGHLIGHTS

- 25' x 50' bay with 12' overhead door
- Floor drains
- Ample on-site parking (no outside storage)
- Bay 24 has heat & air
- ADA bathroom in each bay
- 24 hour surveillance & security lighting for parking area
- No automotive services
- Bay 24 includes 1,000 SF secured outside storage

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LOCATION DESCRIPTION

Located immediately off 115th & Giles Rd. in Sarpy County.

OFFERING SUMMARY

Lease Rate:	\$12.00 - \$13.00 SF/yr (MG)
Number of Units Available:	2
Available Contiguous SF:	1,250 - 2,500 SF
Building Size (2 Buildings Total):	30,000 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Bay 9	1,250 SF	Modified Gross	\$12.00 SF/yr
Bay 24	2,500 SF	Modified Gross	\$13.00 SF/yr

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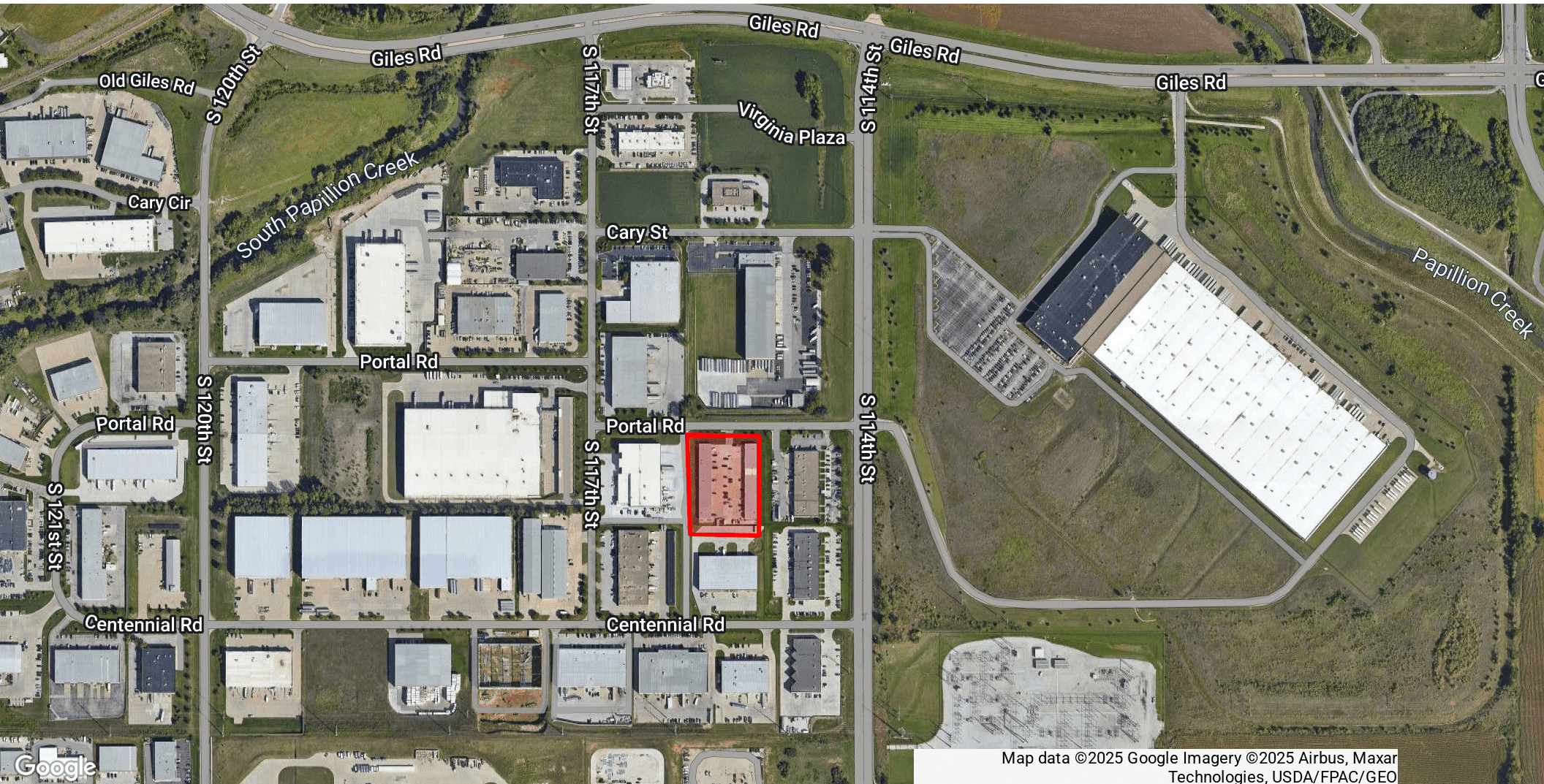
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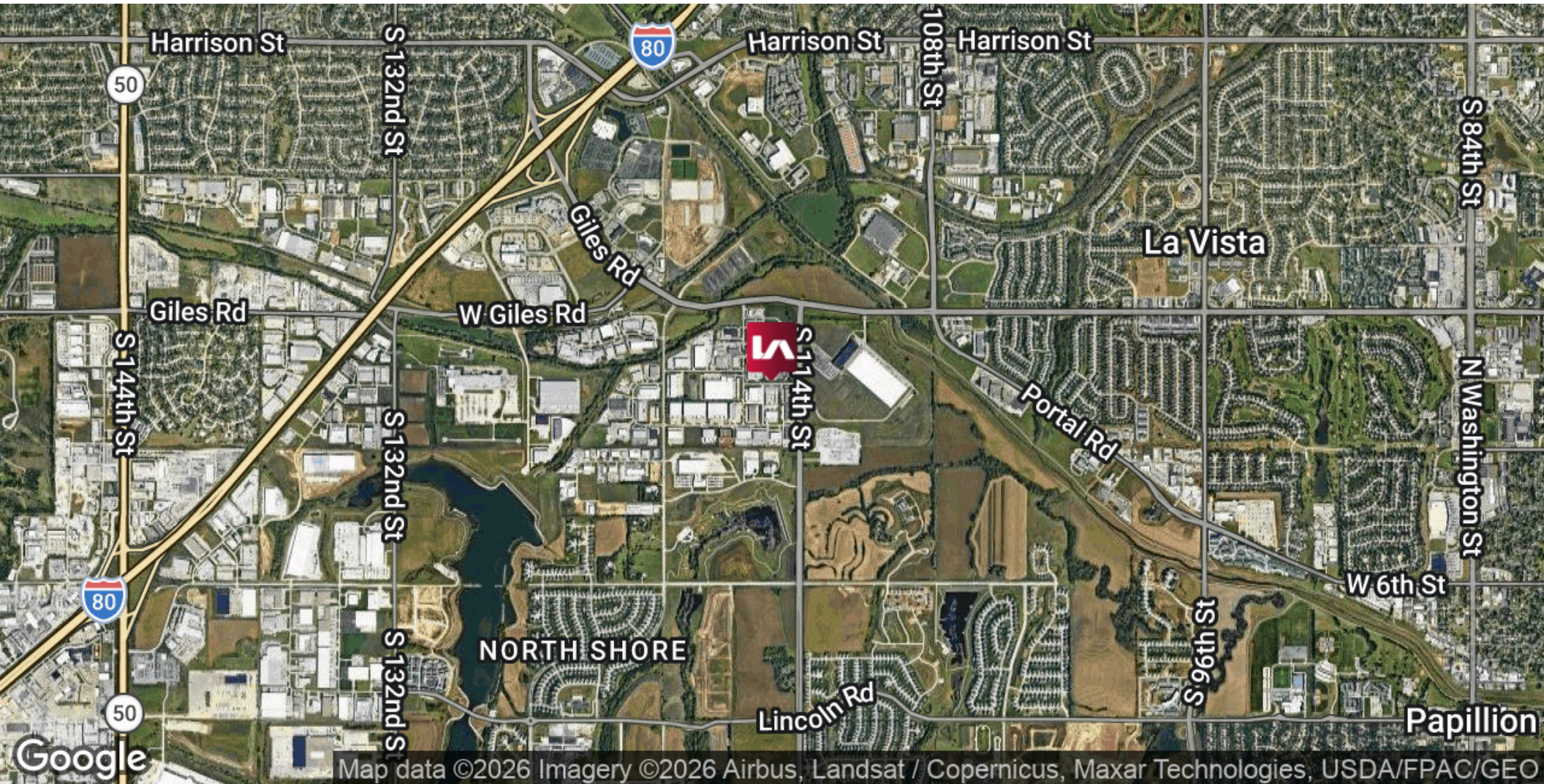
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