

**FOR LEASE**

**1244 ROYAL DRIVE, PAPILLION, NE 68046**

**FLEX | 2,200 SF | \$11.50 SF/YR (MG)**



**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

**Cori Adcock**

402.871.4506

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

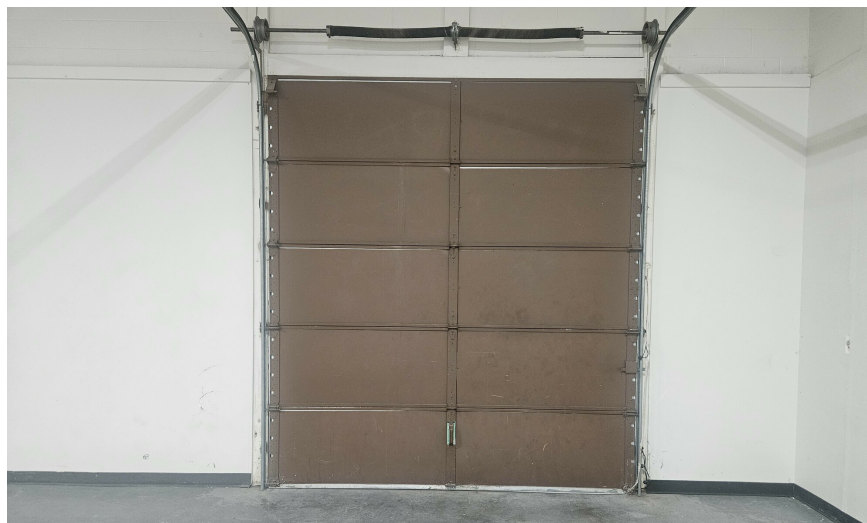
**Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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### PROPERTY DESCRIPTION

Conveniently located off 84th & Giles, exceptionally clean warehouse space ideal for small contractors or hobby space. Clearspan warehouse space with 16' ceiling height and 10' drive door.

### PROPERTY HIGHLIGHTS

- Convenient Papillion location
- Exceptionally clean shop space
- 200-amp, 3 phase power
- 10' Drive door

### LOCATION DESCRIPTION

Flex property in highly desired Papillion location.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$11.50 SF/yr (MG)
<b>Available SF:</b>	2,200 SF
<b>Lot Size:</b>	0.97 Acres
<b>Building Size:</b>	12,000 SF

### CONTACT

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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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