CUSHMAN & WAKEFIELD | LUND COMPANY

10601 S. 15TH STREET

BELLEVUE, NE 68123

WAREHOUSE FOR LEASE 160,000 - 370,000 SF

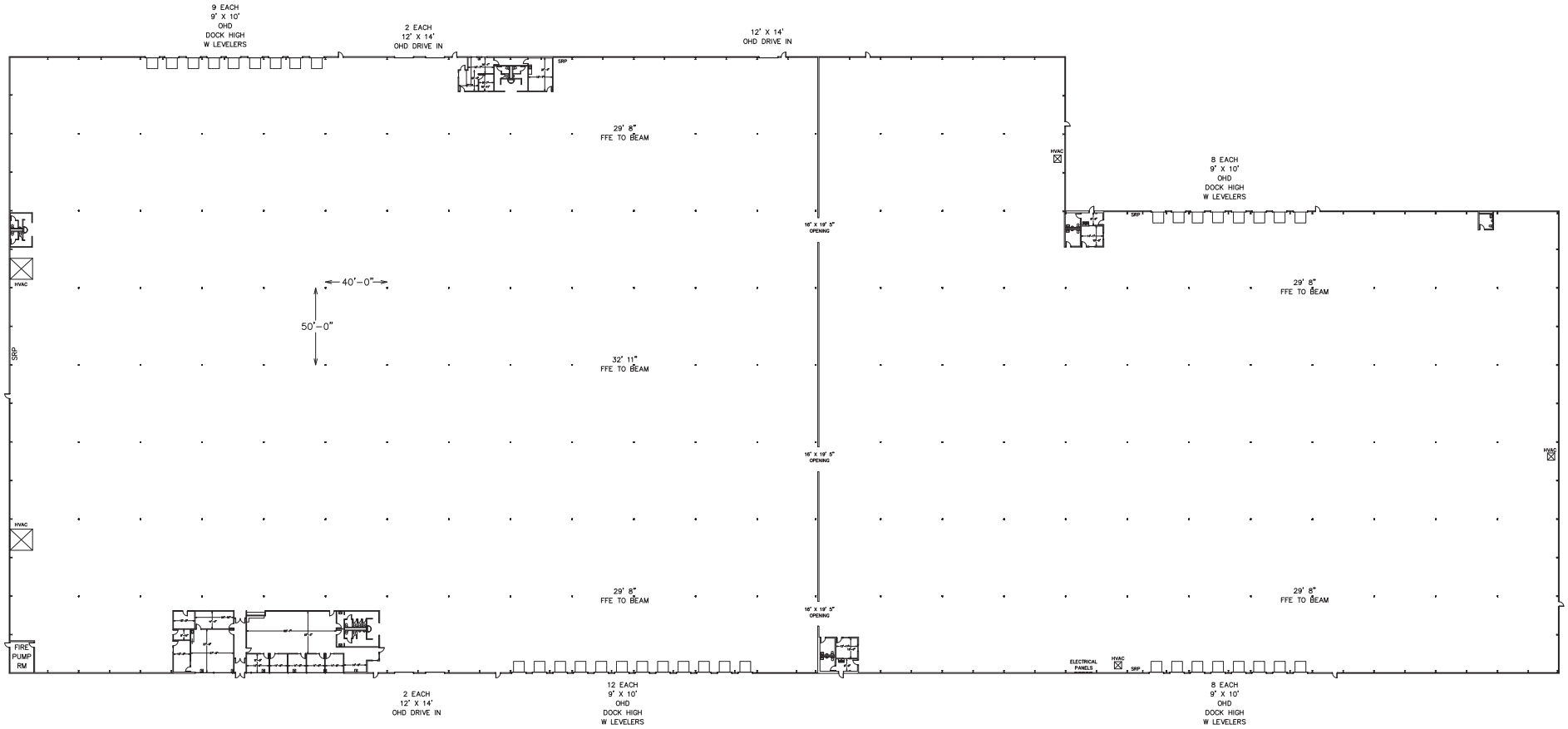
PROPERTY HIGHLIGHTS

This 370,000 SF distribution facility, located in Bellevue, Nebraska, offers excellent highway access and proximity to major transportation hubs, including I-80 and I-29. The cross-docked building features 37 loading docks with hydraulic levelers and 5 grade level doors. Modern design specifications include 28' – 32' clear heights, ample auto and truck parking, high-output LED lighting, and ESFR fire sprinkler system. The facility's food-grade construction and design make it suitable for various distribution needs.

Building Size:	370,000 SF
Space Available:	160,000 - 370,000 SF
Lease Rate:	$5.95/PSF NNN
2025 Estimated NNN:	Taxes: $1.36 Insurance: $0.17 CAM: $TBD
Warehouse Area:	362,056 SF
Office Area:	7,944 SF
Dock High Doors:	37 (9' x 10')
Drive-in Doors:	5 (12' x 14')
Site Area:	22.48 Acres
Year Built/Renovated:	1997/2017
Zoning:	Heavy Manufacturing District

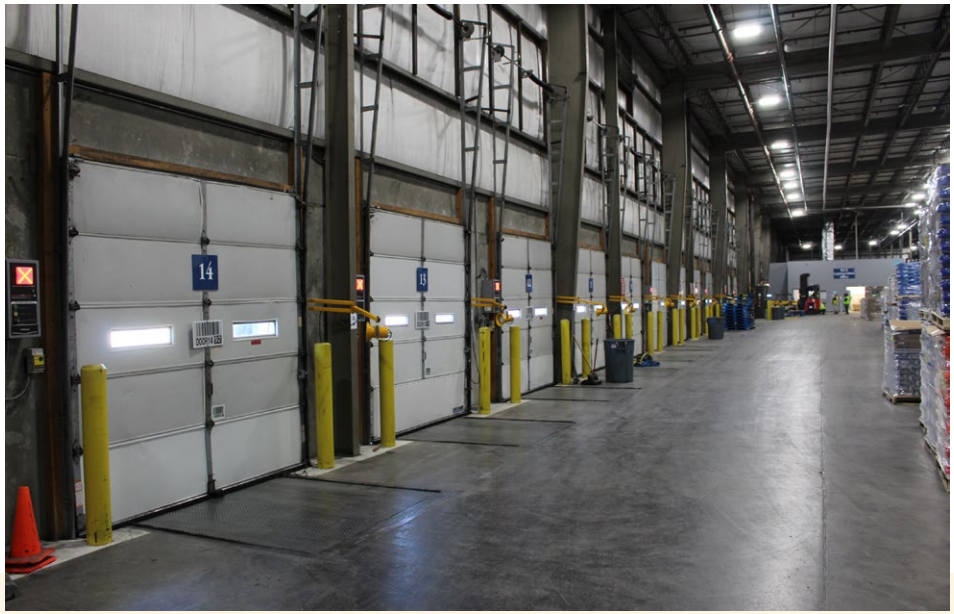
FLOOR PLAN

MAIN LEVEL | 370,000 SF



Floor plans are approximate and for illustration purposes only.

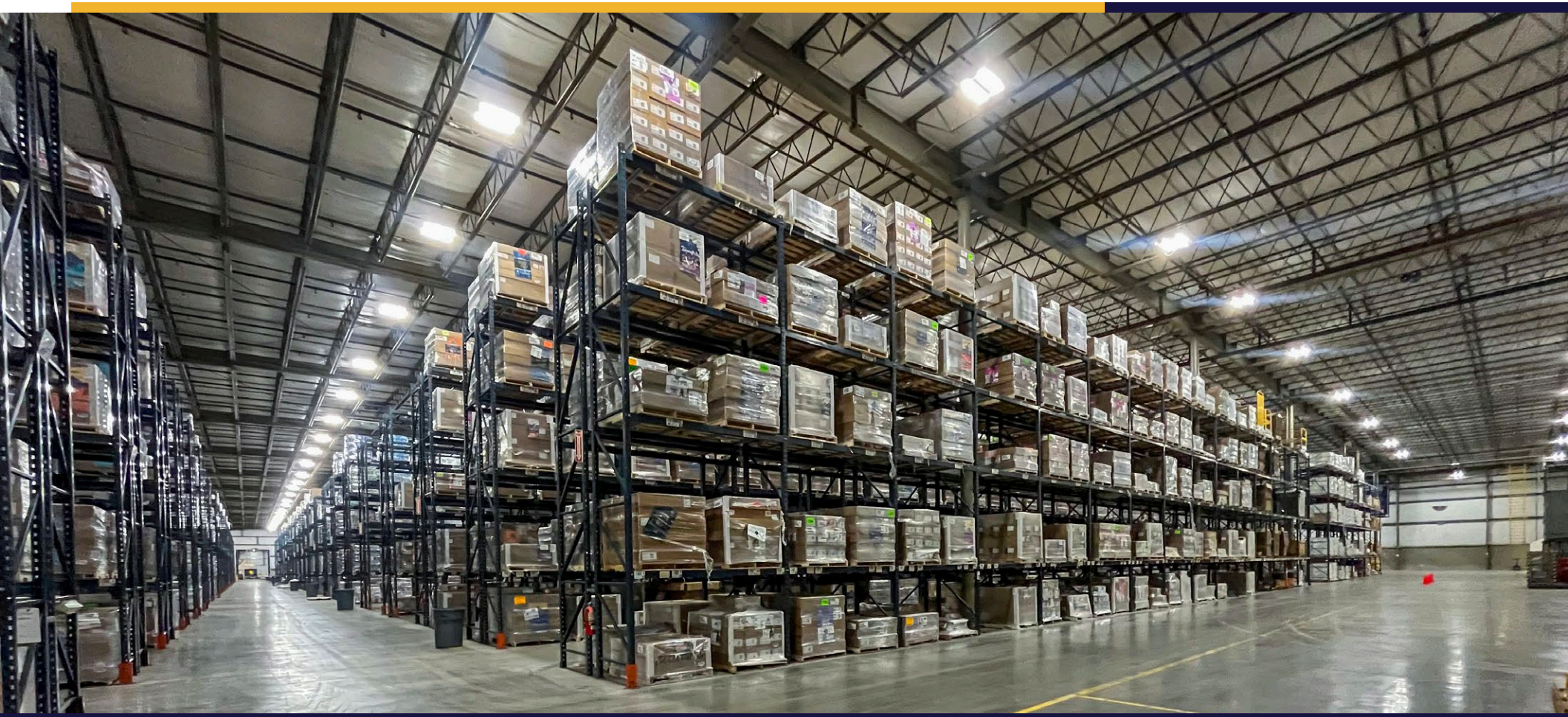
PROPERTY PHOTOS



TRADE MAP

75
Bellevue West Highschool
BEARDMORE
Village Inn
ALDI
Cornhusker Road
Casey's
MENARDS
Walmart
cobalt
Fort Crook Road
SITE
Baker's
Cornhusker Road
DOLLAR GENERAL
Bellevue East Highschool
UNITED STATES POSTAL SERVICE
75
McDonald's
FAMILY FARE
370
N

10601 S. 15TH STREET



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