

**CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY

# RAINWOOD INDUSTRIAL

9225 N. 108TH STREET / OMAHA, NE 68142

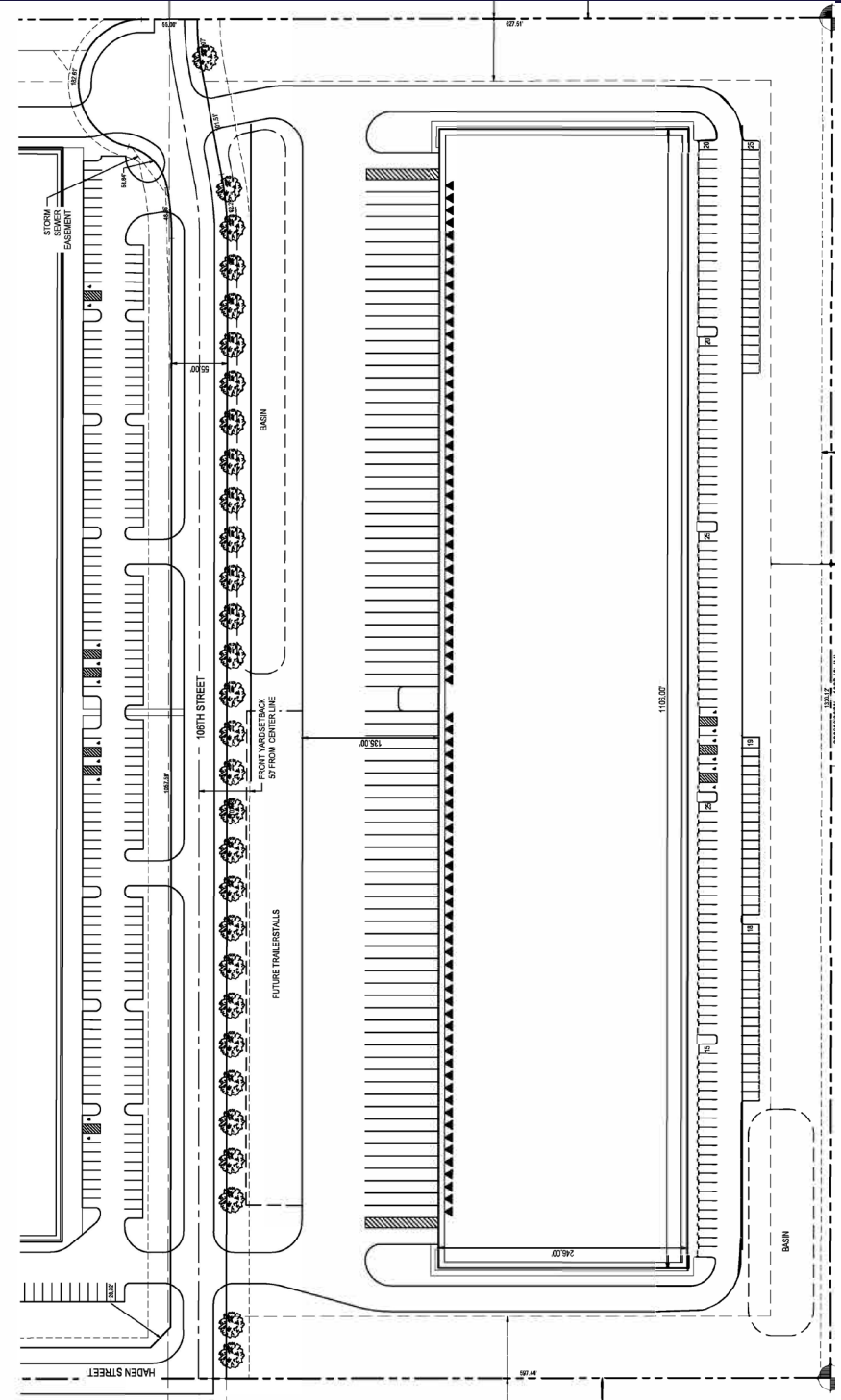


**272,076 SF FOR LEASE**

# PROPERTY HIGHLIGHTS

Rainwood Industrial is a 270,000+ SF speculative industrial building being co-developed by two highly-experienced developers, GreenSlate Development and Opus Group. This Class A building will feature 32' clearance, 46' x 48' column spacing, 135' truck court depth, and numerous dock doors. The building is in close proximity to several industrial developments, including Google's new \$750 million+ data center campus. Rainwood Industrial has multiple points of access along Blair High Road, and is only minutes away from I-680. Delivery, Summer 2026.

Lease Rate:	\$7.95 PSF NNN
Building Size:	272,076 SF
Total Available:	272,076 SF
Minimum Divisible:	47,232 SF
Maximum Contiguous:	272,076 SF
Site Area:	18.2 AC
Year Built:	2026
Zoning:	GI - General Industrial



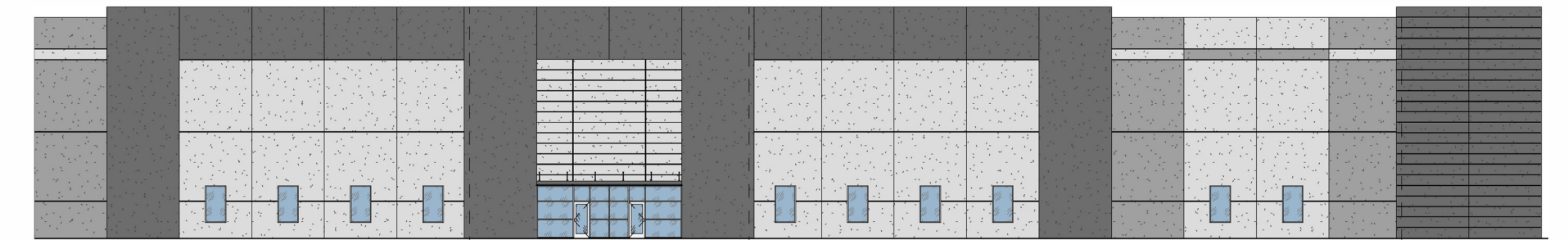
# ELEVATIONS



OVERALL EAST - EXTERIOR ELEVATION



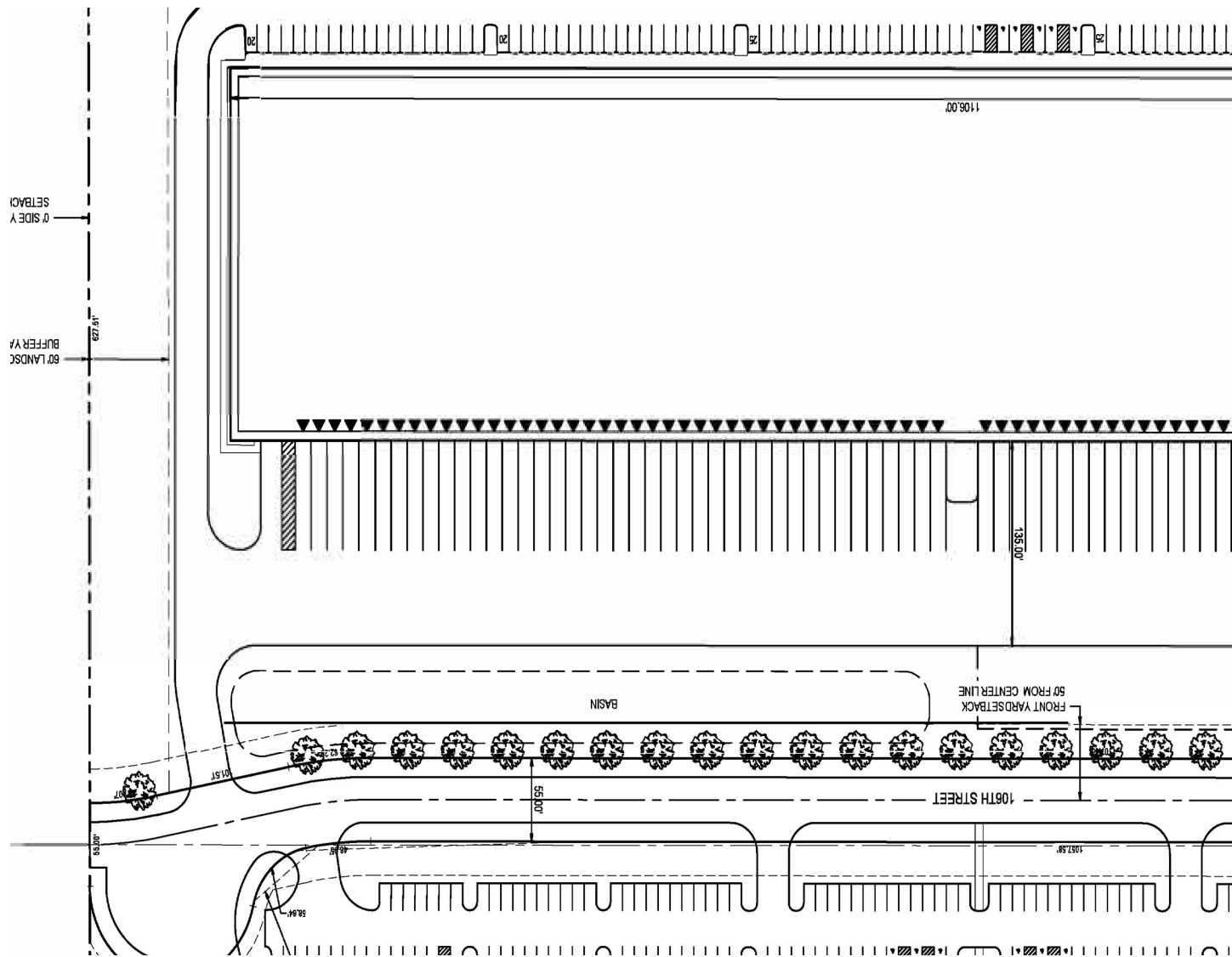
OVERALL WEST - EXTERIOR ELEVATION



EXTERIOR ELEVATION

Building Construction:	Precast	Truck Court Depth:	135'
Clearance Height:	32'	Building Dimensions:	1106' X 246'
Column Spacing:	46' x 48'	Bay Size:	48' x 246' (11,808 SF)
Fire Suppressant:	ESFR	Drive-In Doors:	Two (2)
Speedbay:	60'	Dock Doors:	29 with an additional 28 Knock Outs

## 4



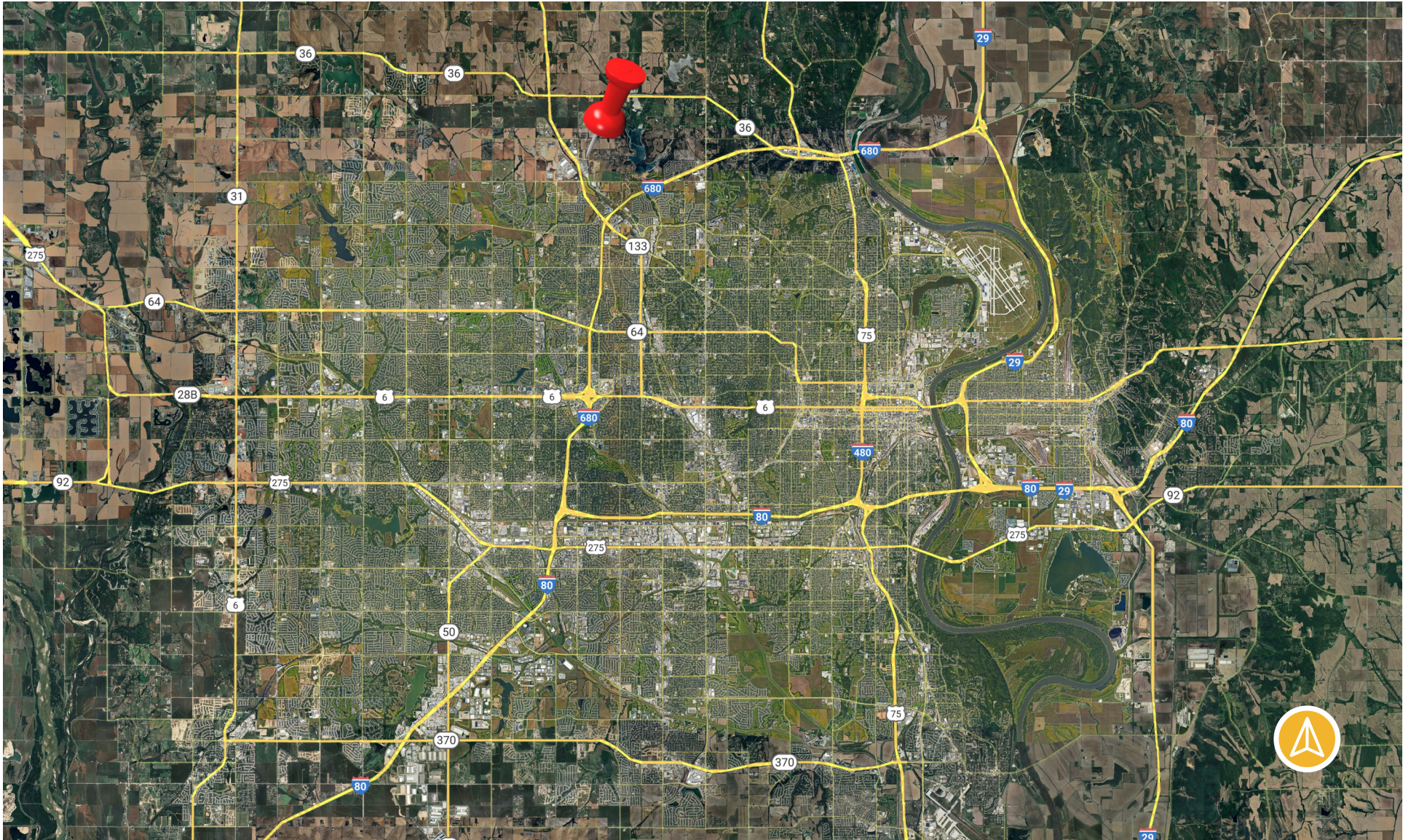


# AERIAL MAP

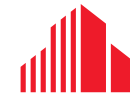




# LOCATION MAP

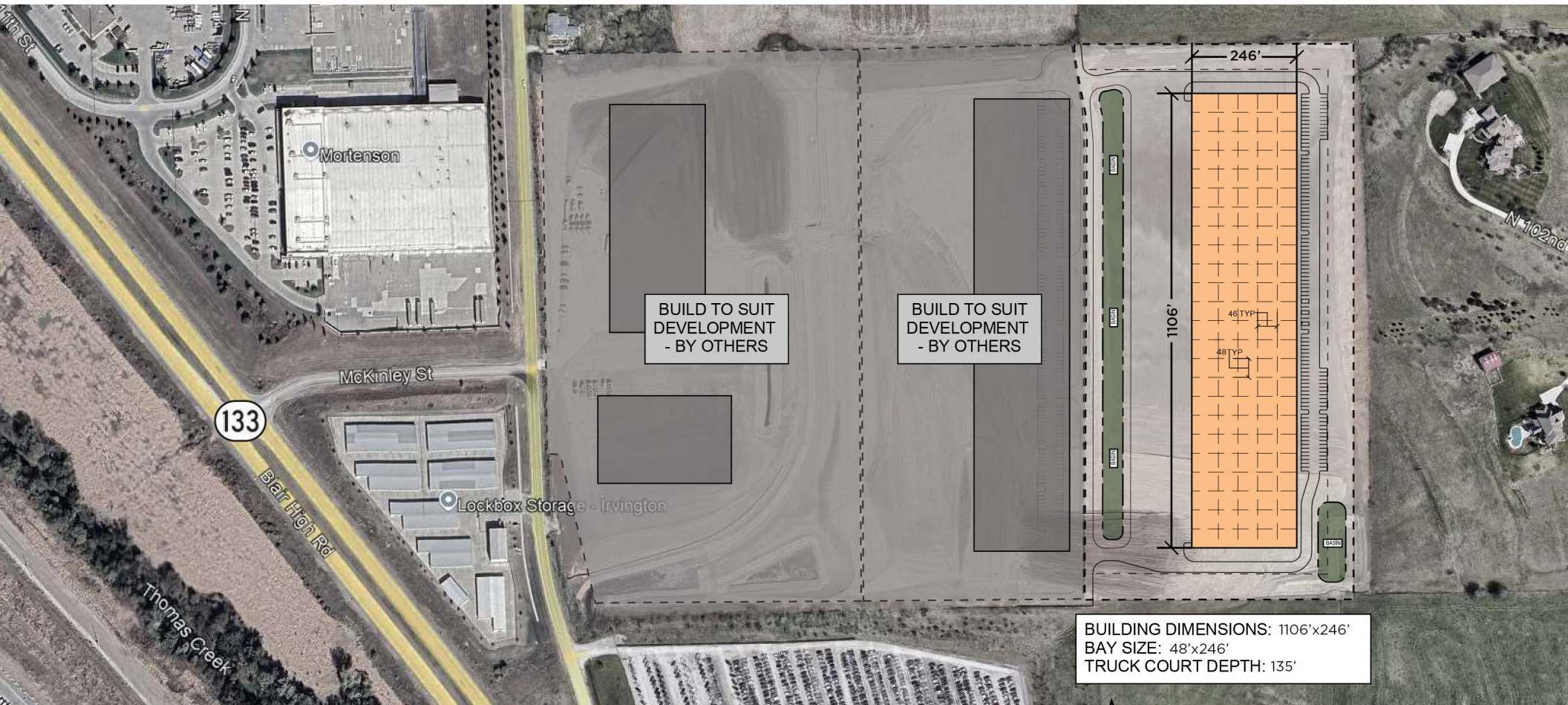






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