

# BROOK VALLEY

10934 & 10946 HARRY WATANABE PARKWAY  
LA VISTA, NE 68128

**3.99 AC OF INDUSTRIAL LAND**

**SALE PRICE: \$1,477,338**



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# PROPERTY OVERVIEW

3.99 acres of industrial land is shovel ready & approved for 30,000 SF building. Permit set comes with purchase of land. Located adjacent to I-80 and a short two mile drive, this land is perfect for an warehouse or distribution user.



## PROPERTY HIGHLIGHTS

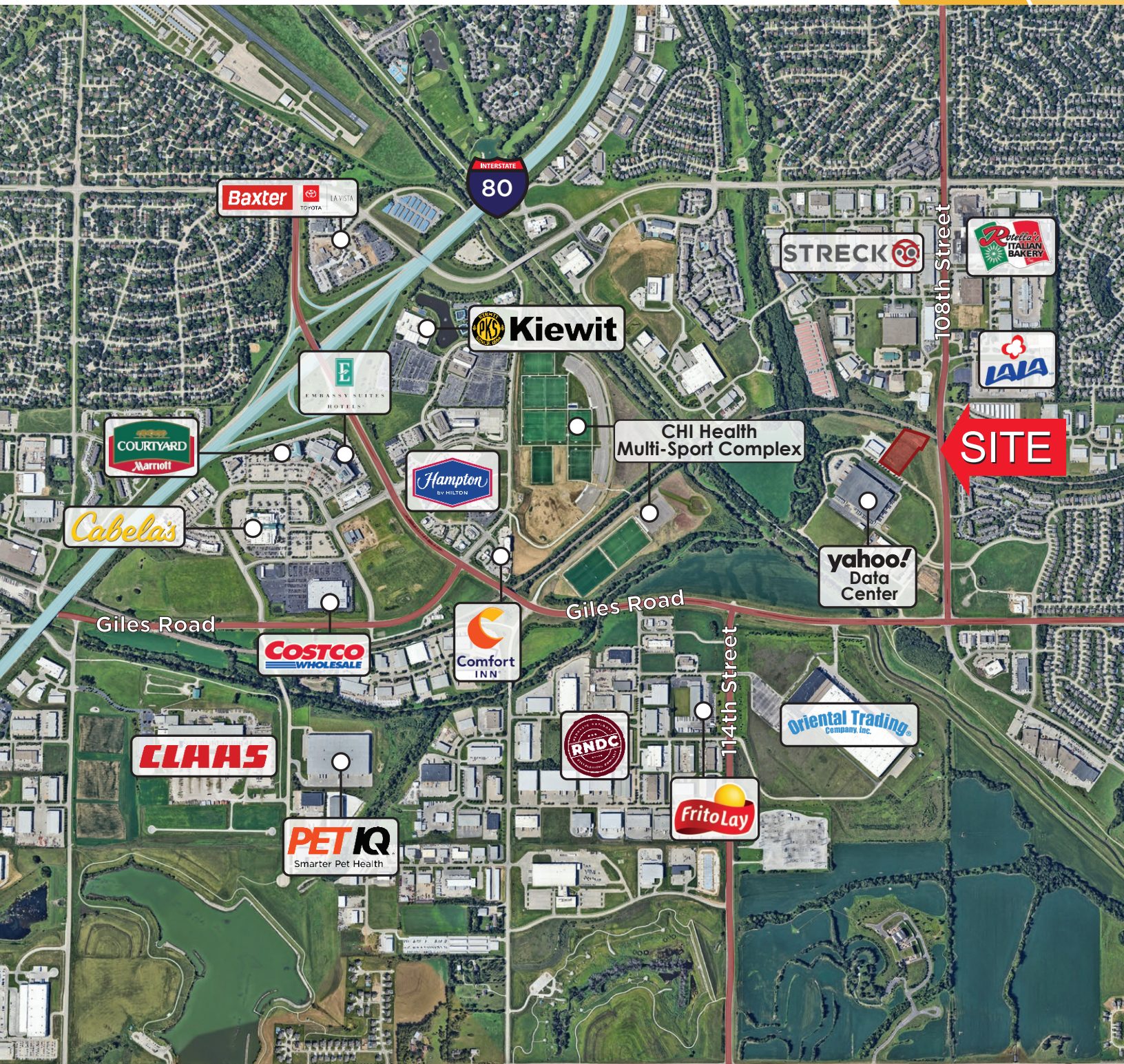
Sale Price	\$1,477,338
Gross Acres	3.99 AC
Price Per AC	\$370,260
Gross SF	173,804
Price Per SF	\$8.50 PSF
Floor Plain	No
Utilities	In Street
Zoning	Industrial

## AVAILABILITY

LOT	AC	PRICE	AVAILABLE
Lot 3	2.30	\$8.50	Immediately
Lot 4	1.64	\$8.50	Immediately



# DRIVE TIMES



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