

# 8843 S. 137TH CIRCLE

LA VISTA, NE 68138

**32,840 SF INDUSTRIAL/FLEX BUILDING  
FOR SALE | \$6,888,000**



**CUSHMAN &  
WAKEFIELD**

**LUND  
COMPANY**



# PROPERTY OVERVIEW

Centrally located industrial/flex owner user is available for immediate occupancy. Quick access to I-80 via west Giles Road. Property has pole sign visible along I-80.



## PROPERTY HIGHLIGHTS

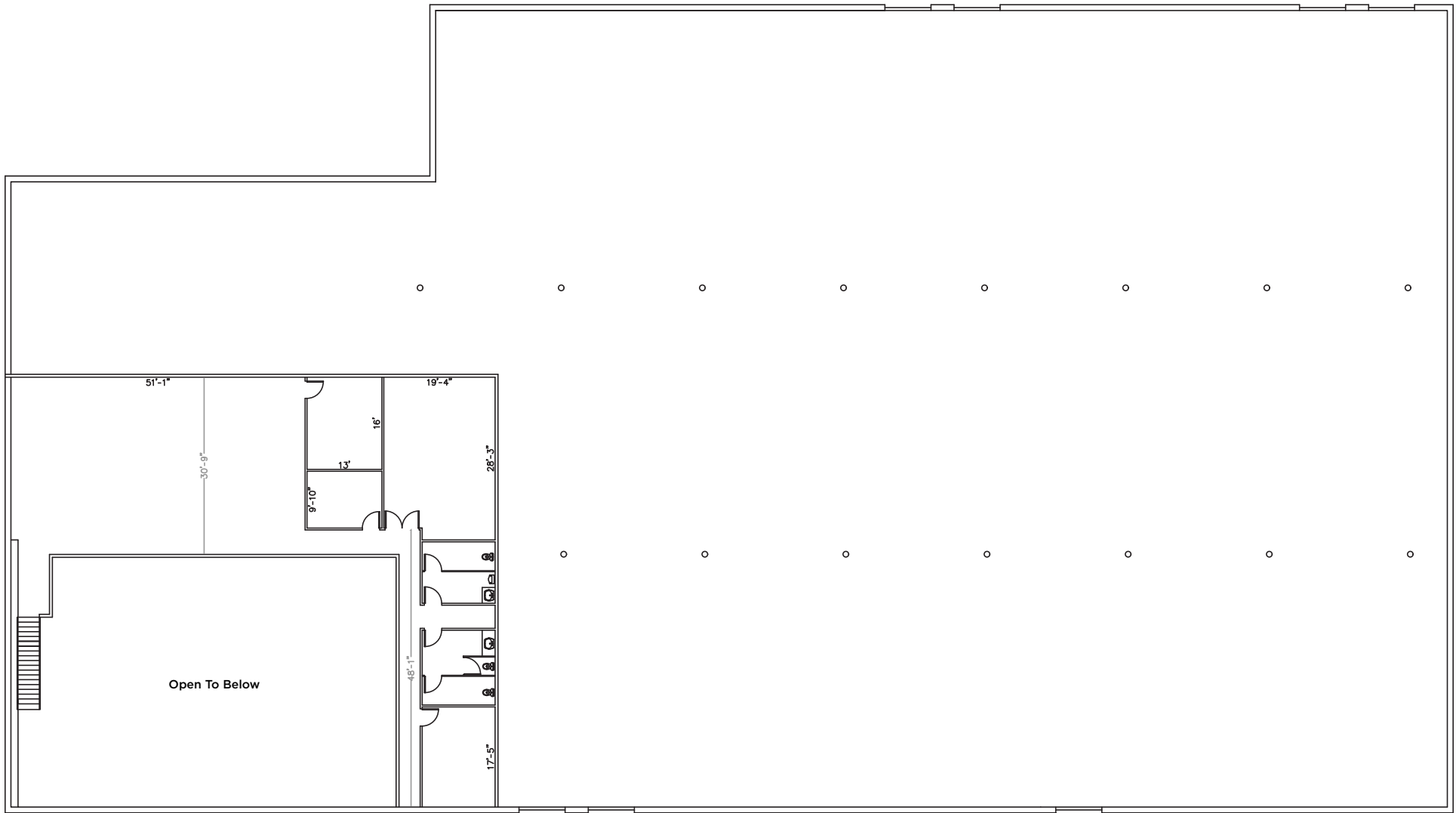
<b>Sale Price</b>	\$6,888,000 (210.00/SF)	<b>Parking</b>	8.52/1000 SF (36 Stalls)
<b>Building Size</b>	32,840 SF	<b>Power</b>	Three Phase Power
<b>Warehouse SF</b>	27,840 SF	<b>Year Built</b>	1996
<b>Office SF</b>	5,000 SF & 1,800 SF (Mezzanine)	<b>Zoning</b>	Industrial
<b>Outside Storage (Fenced)</b>	0.57 AC	<b>Drive-in</b>	Three (3)
<b>Acres</b>	2.23 AC	<b>Dock High</b>	Six (6)
<b>Clearance Height</b>	18'	<b>Fire Suppressant</b>	Yes
<b>Column Spacing</b>	24' x 48'		

## Main Floor



# FLOOR PLAN

## Mezzanine



*\*Floor plans are approximate and for illustration purposes only.*



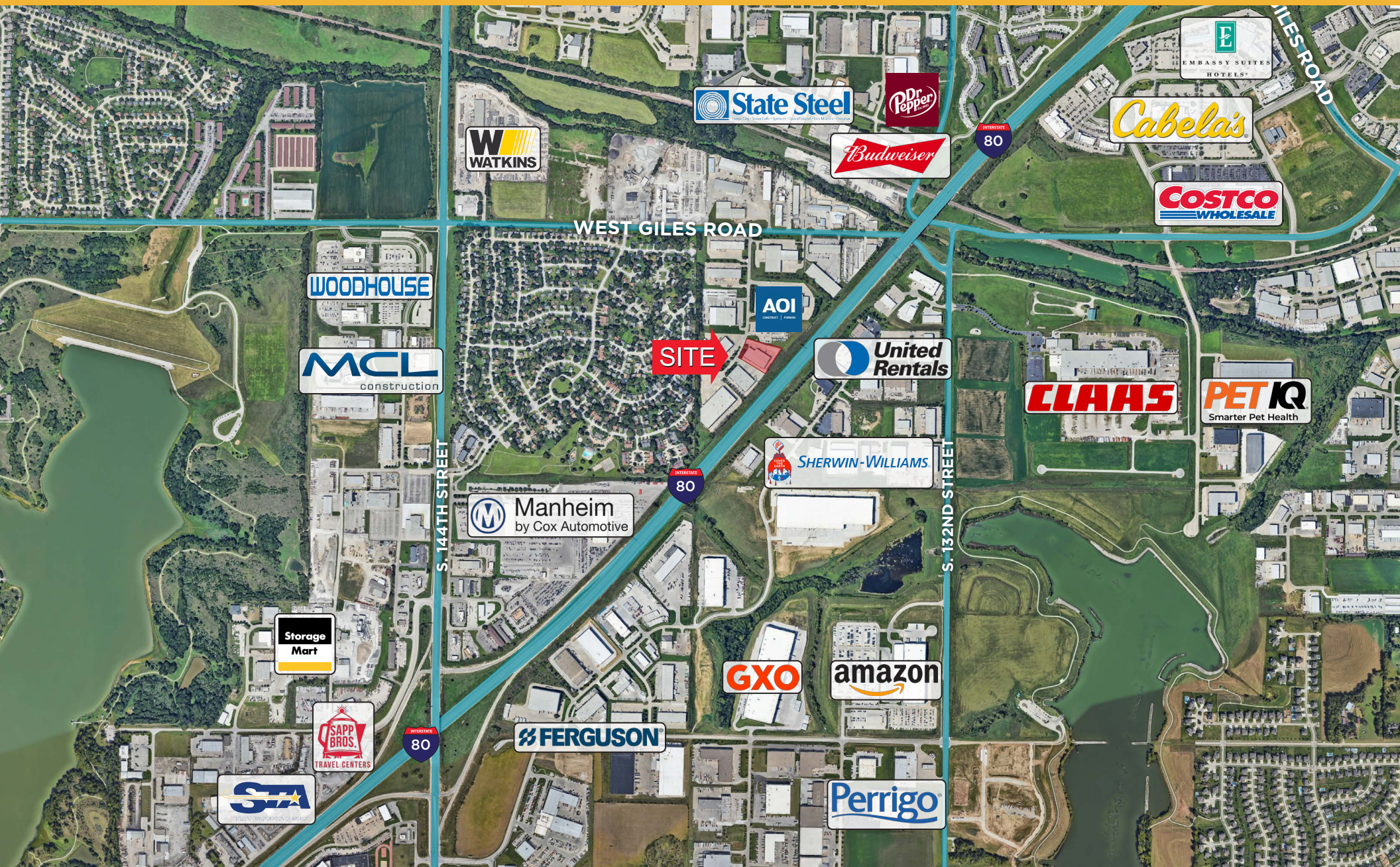


# PHOTOS





# TRADE MAP





For more information, please contact:

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