

25,348 SF AVAILABLE

15541 COOPER STREET

Papillion, NE 68138



Industrial For Sale!





PROPERTY DESCRIPTION

Opportunity to acquire a 25,348 SF freestanding industrial building in the sought after Sarpy West Submarket. This building, constructed in three phases, includes 1,740 SF of office space, four drive-in doors, and two interior docks. This location offers excellent access to I-80. Please note that the seller will need to lease back the building on a short-term basis, with terms to be negotiated.

BUILDING HIGHLIGHTS

SALE PRICE

\$4,435,900

PRICE PSF

\$175.00

BUILDING SIZE

25,348 SF

PARKING

**16 AUTO
STALLS**

OFFICE

1,740 SF

WAREHOUSE

23,608 SF



YEAR BUILT/ RENOVATED

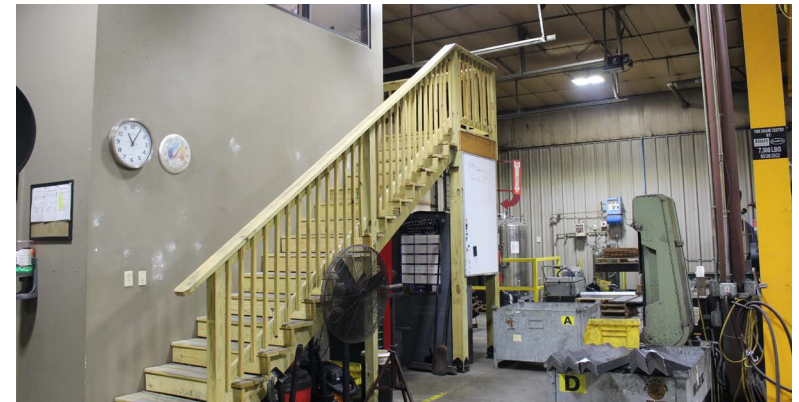
2008/2013

CONSTRUCTION

METAL

CLEARANCE

15'-18'



SITE AREA

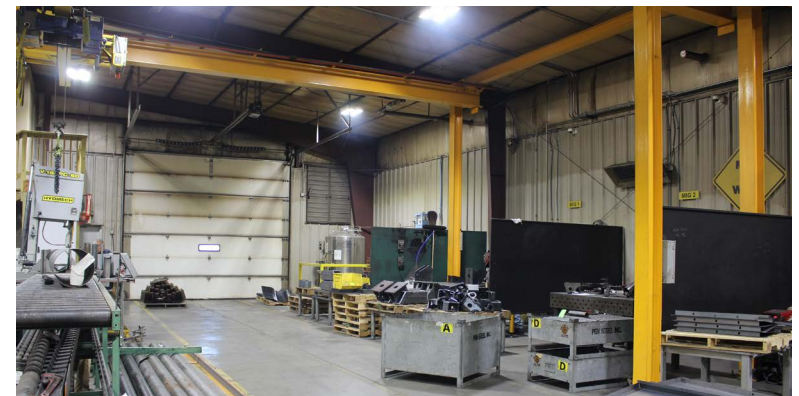
1.41 AC

ZONING

LIGHT INDUSTRIAL

DRIVE-IN DOORS

FOUR (4)



DOCK HIGH

TWO (2)

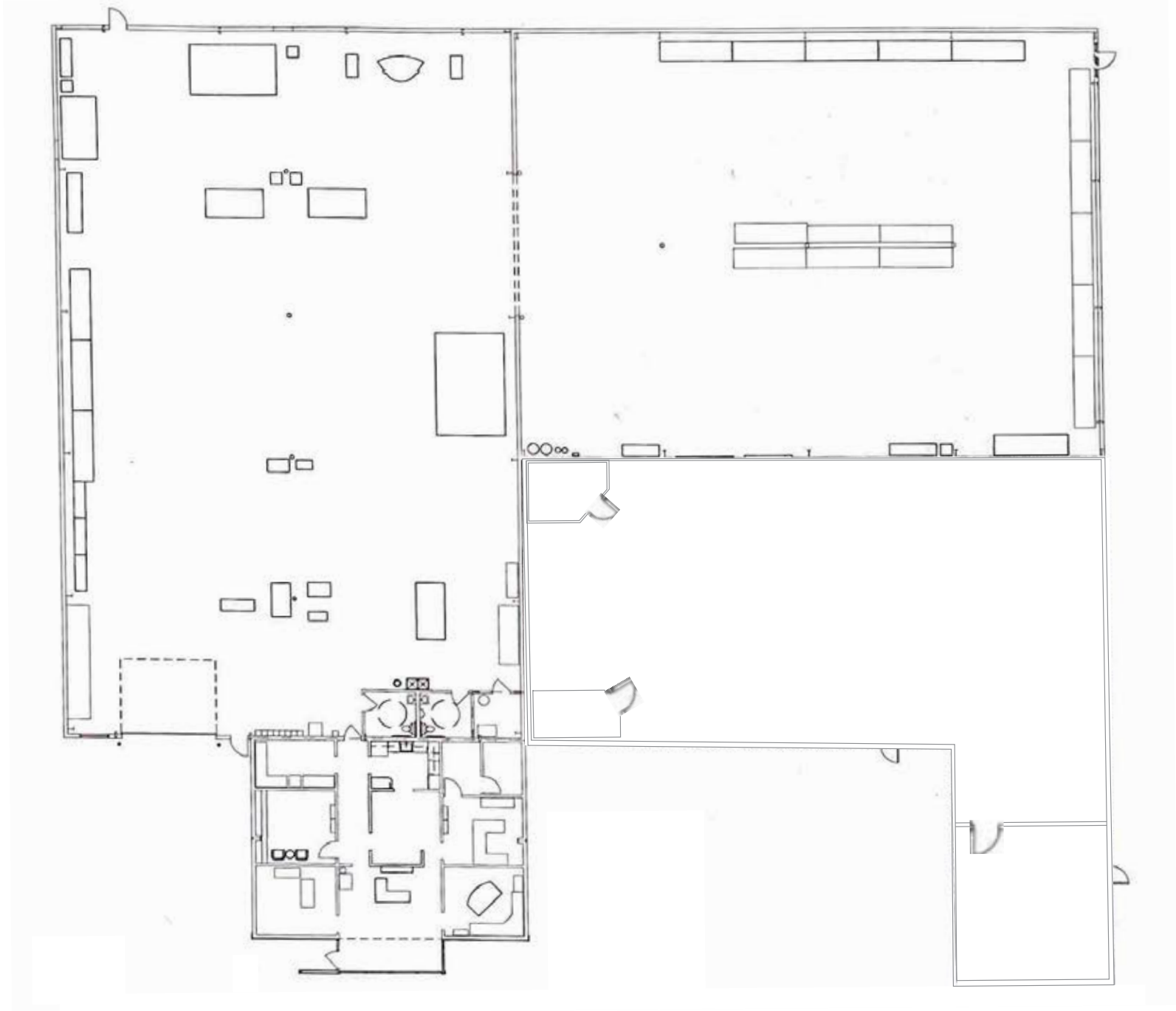
POWER

600 AMPS

HEAT

**RADIANT IN
WAREHOUSE**

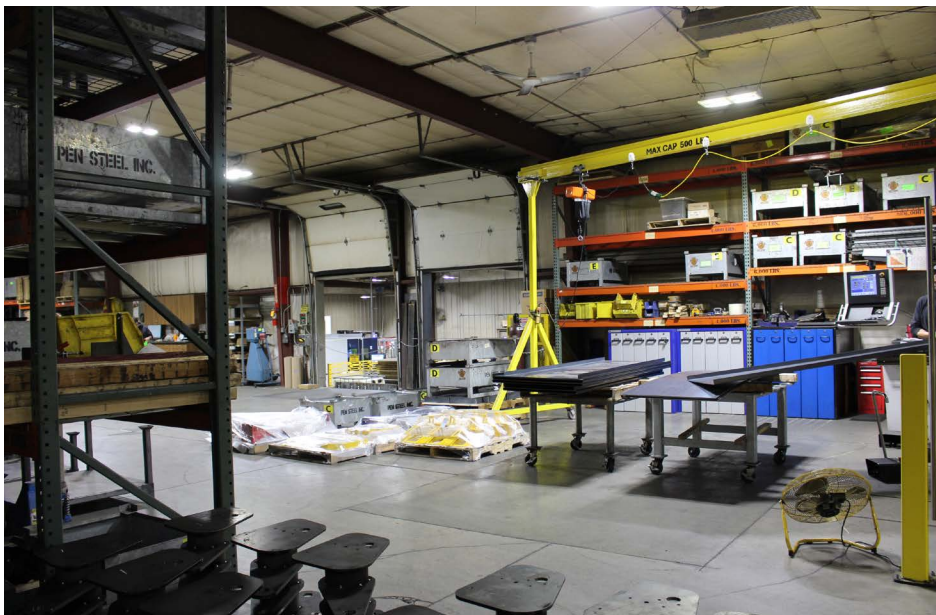
FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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