

**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

T&R Investments Building

**1223 ROYAL DRIVE
PAPILLION, NE 68046**

FOR SALE 10,000 SF



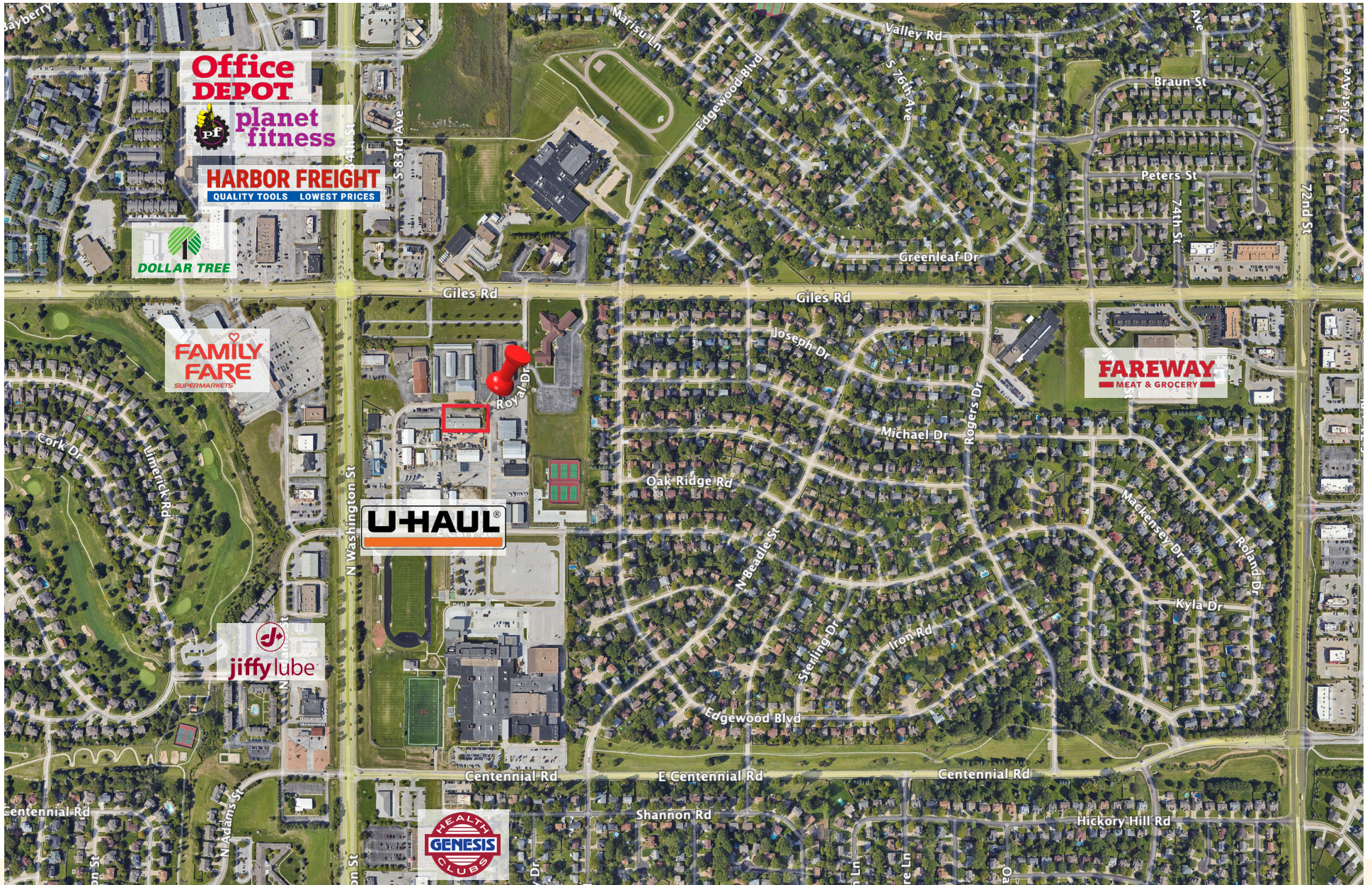
PROPERTY HIGHLIGHTS

Great investment property in Papillion, Nebraska. This 10,000 SF commercial building features five separate bays, including one finished office space. The building is fully leased to a single tenant with two and a half years remaining on a five-year lease and one five-year option with rental adjustments each year. This is a great opportunity for a 1031 buyer.

| | |
|------------------------|---------------------------|
| Building Size: | 10,000 SF |
| Sale Price: | \$1,095,000 |
| Total Available: | 10,000 SF |
| Year Built: | 1980 |
| Building Construction: | Metal with block front |
| Clear Height: | 14' |
| Zoning: | Commercial Industrial |
| Power: | 110/220 - all bays |
| Heat: | Radiant heat in five bays |
| Drive In Doors: | 6 |
| Total Site Area: | 0.6 AC |

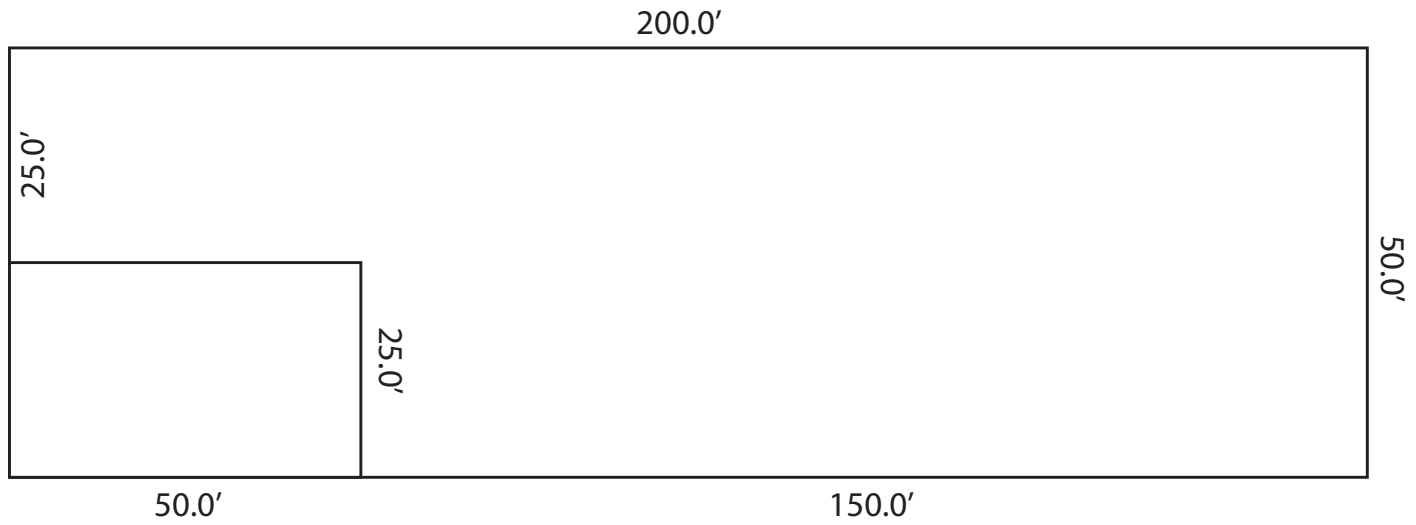


AERIAL



FLOOR PLAN

10,000 SF





CONTACT

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