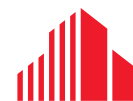




FOR LEASE 13,000 SF

10946 HARRY WATANABE PKWY
LA VISTA, NE 68128



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

10946 HARRY WATANABE PKWY LA VISTA, NE 68128

Property Features

New construction in Brook Valley Corporate Park located just northwest of 108th & Giles and minutes from I-80. 13,000 SF is available, divisible down to 6,500 SF. 26'-32' clear heights, 400 amps of 3-phase power per bay, one 12'x14' drive-in door per bay, and 100% climate-controlled space. Fenced outside storage available. Zoned I-2 at \$12.95 PSF NNN, with completion estimated for June 2027.

Building Size:	30,147 SF
Space Available:	13,000 SF
Min Divisible:	6,500 SF
Site Area:	2.17 AC
Clear Height:	26'-32'
Column Spacing:	26'6"-62'6"
Power:	400 AMPS per unit, 120/208V - 3 phase
Zoning:	I-2
Drive-In Doors:	2 (12'x14')
Fenced Storage:	Approx. 7,900 SF

SUITE	SF (MIN-MAX)	PRICE/SF
Suite 1	6,500 - 13,000	\$12.95 NNN
Suite 2	6,500 - 13,000	\$12.95 NNN



Site plan for the proposed Omaha Electric building and future flex building. The plan shows the layout of the buildings, parking areas, and surrounding streets. Key features include:

- Omaha Electric Building:**
 - BUILDING AREA = 30,162 SF
 - OFFICE = 7,357 SF
 - WAREHOUSE = 22,805 SF
- Future Flex Building:**
 - (FUTURE / ASSUMED) BUILDING AREA = 15,000 SF
 - OFFICE = 3,750 SF (25%)
 - WAREHOUSE = 11,250 SF (75%)
- Future Parking:** Located north of the Future Flex Building.
- Outdoor Storage Area:** Located between the Omaha Electric and Future Flex buildings.
- Setbacks and Easements:** Various setbacks (e.g., 30' SIDE YARD, 30' FRONT YARD) and easements (e.g., 5' EA, 10' TYP.) are shown throughout the plan.
- Streets:** Harry Watanabe Drive is shown at the bottom, with a 50.00' wide public right-of-way.
- Other Features:** The plan includes numerous dimensions, bearings, and elevations for the building corners and setbacks. It also shows the location of the building relative to the future flex building and the future parking area.

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