

FOR LEASE

# I-80 LOGISTICS HUB BLDG 4

## 13564 VALLEY RIDGE DRIVE

Papillion NE, 68138

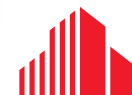


50,400 SF Available



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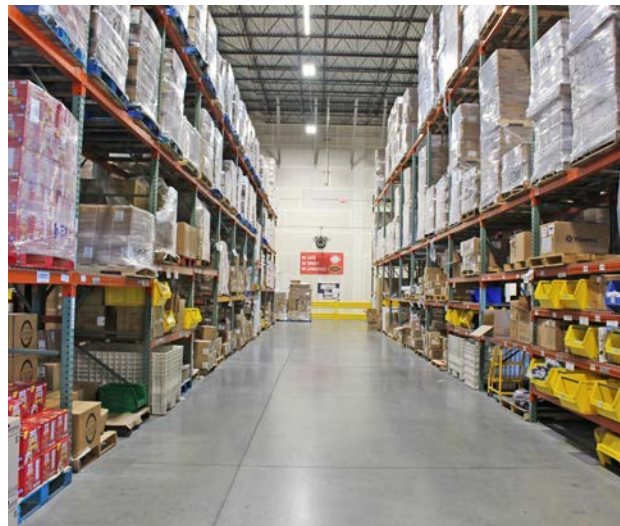
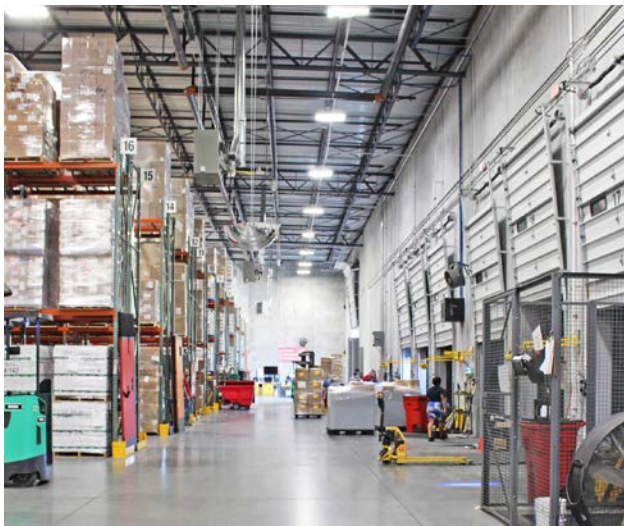
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## PROPERTY HIGHLIGHTS

Built in 2021, I-80 Logistics Hub Building 4 offers 50,400 SF of modern precast industrial space in Papillion's established I-80 logistics corridor. The warehouse delivers 36' clear height, 50' x 50' column spacing, nine 9' x 10' dock-high doors, one 14' x 16' drive-in door, and 6,827 SF of finished office space. Additionally, there is a 1,600 SF freezer/cooler for temperature-controlled storage. With quick interstate access and visibility to I-80, the property is ideally positioned for distribution, logistics and warehouse users.

|                               |                                 |
|-------------------------------|---------------------------------|
| <b>Rental Rate:</b>           | \$8.95 PSF NNN                  |
| <b>Total Building Size:</b>   | 100,341 SF                      |
| <b>Total Available:</b>       | 50,400 SF                       |
| <b>Office SF:</b>             | 6,827 SF                        |
| <b>Warehouse SF:</b>          | 43,573 SF                       |
| <b>Year Built:</b>            | 2021                            |
| <b>Building Construction:</b> | Precast                         |
| <b>Clearance Height:</b>      | 36'                             |
| <b>Column Spacing:</b>        | 50' x 50'                       |
| <b>Power:</b>                 | 480Y/277v, 3-phase, 800 amps    |
| <b>Heat:</b>                  | Reznor heaters in the warehouse |
| <b>Site Area:</b>             | 10.11 AC                        |
| <b>Zoning:</b>                | LI                              |

# INTERIOR PHOTOS



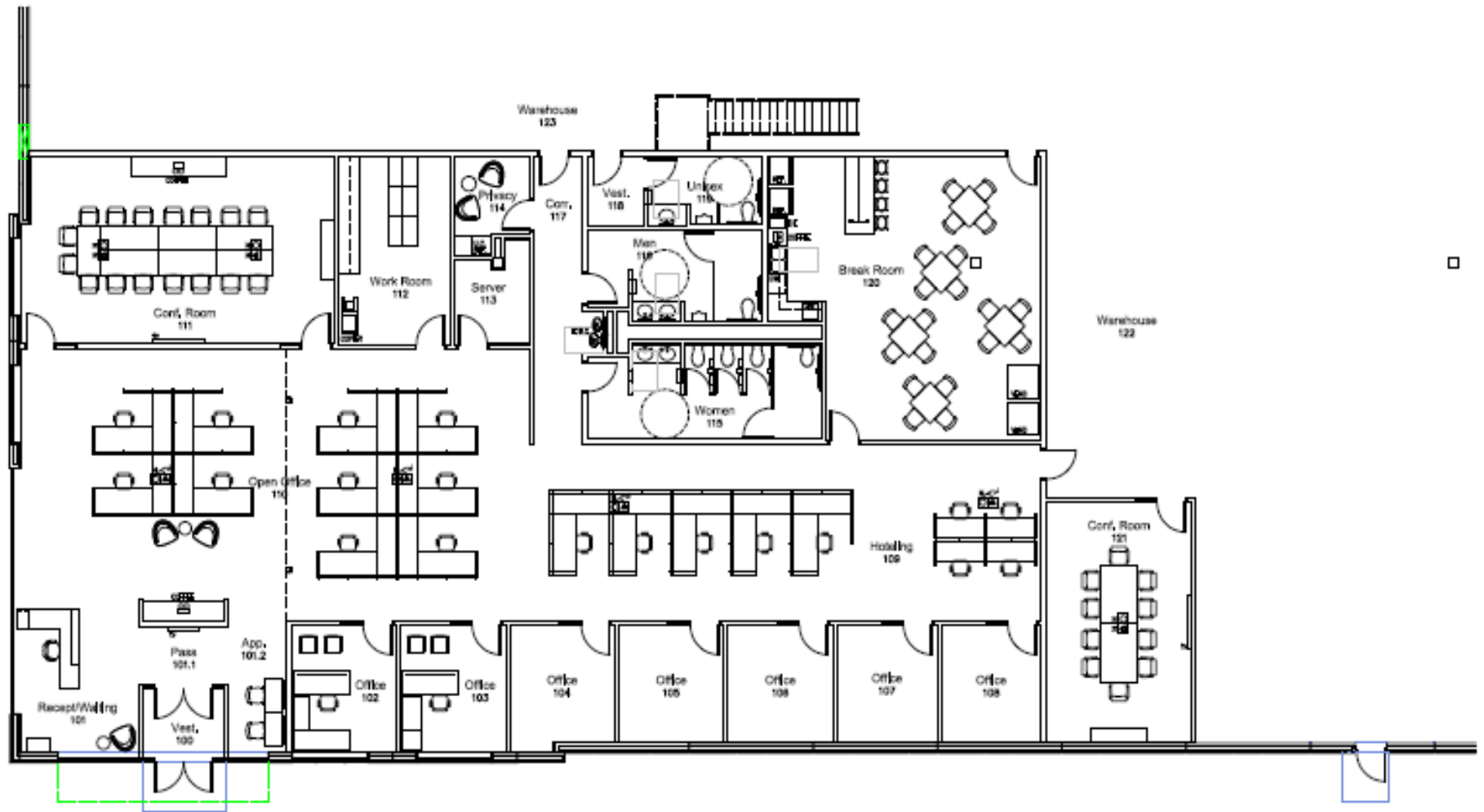
# SITE PLAN



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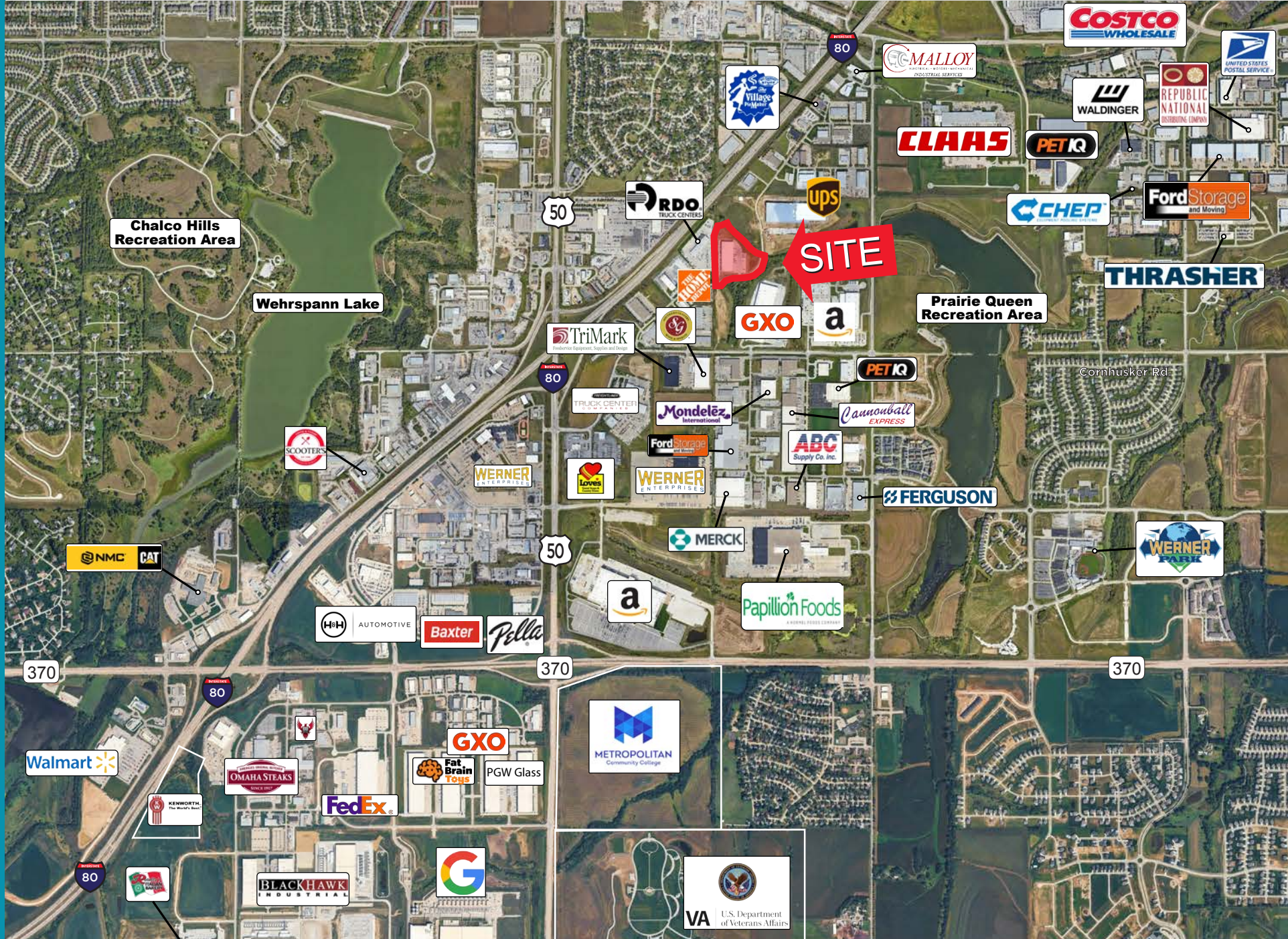


# FLOOR PLAN



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# AERIAL MAP



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Valley Ridge Drive



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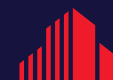
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