

10720 SAPP BROS DRIVE

15,304 SF | N/A

10720 SAPP BROTHERS DRIVE, OMAHA, NE 68138



INVESTORS
REALTY INC.

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BUILDING INFORMATION

Building Size	15,304 SF
Min Divisible	SF
Max Contiguous	SF
Office SF	1,500 SF
Ceiling Height	20 ft
Minimum Ceiling Height	18 ft
Column Spacing	25 x 35
Number Of Floors	1
Year Built	1982
Construction Status	Existing
Restrooms	4
HVAC	GFA - A/C in office
Mezzanine	1,500 SF office
Loading Description	3 (12x14) Drive doors. 1 Dock door.
Interior Description	Open

PARKING & TRANSPORTATION

Number Of Spaces	44
Trailer Parking	Yes-Limited
Parking Description	Surface. Asphalt. Limited trailer parking. Limited outdoor storage.

UTILITIES & AMENITIES

Power Description	225 AMP
Gas Description	N/A

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE	N/A
MODIFIED GROSS	Tenant pays increases in taxes and insurance over base year
Available SF	
Property Type	Industrial

SITE INFORMATION

Cross-Streets	156th & Sapp
County	Sarpy
Zoning	IL
Lot Size	53,813 SF
Number Of Buildings	1
Location Description	I-80 between Hwy 50 & 370
Trailer Parking	Yes-Limited
Rail	No
Flood Plain	No
Signage Available	Yes, Visible To I-80

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
10720	9,375 SF	\$8.50 SF/yr (Modified Gross)	\$6,640.63	3 (12x14) Drive Doors, 1 Dock door, 4 RR.

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AVAILABLE SPACES

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SITE PLAN



LEE EHLERS, CCIM

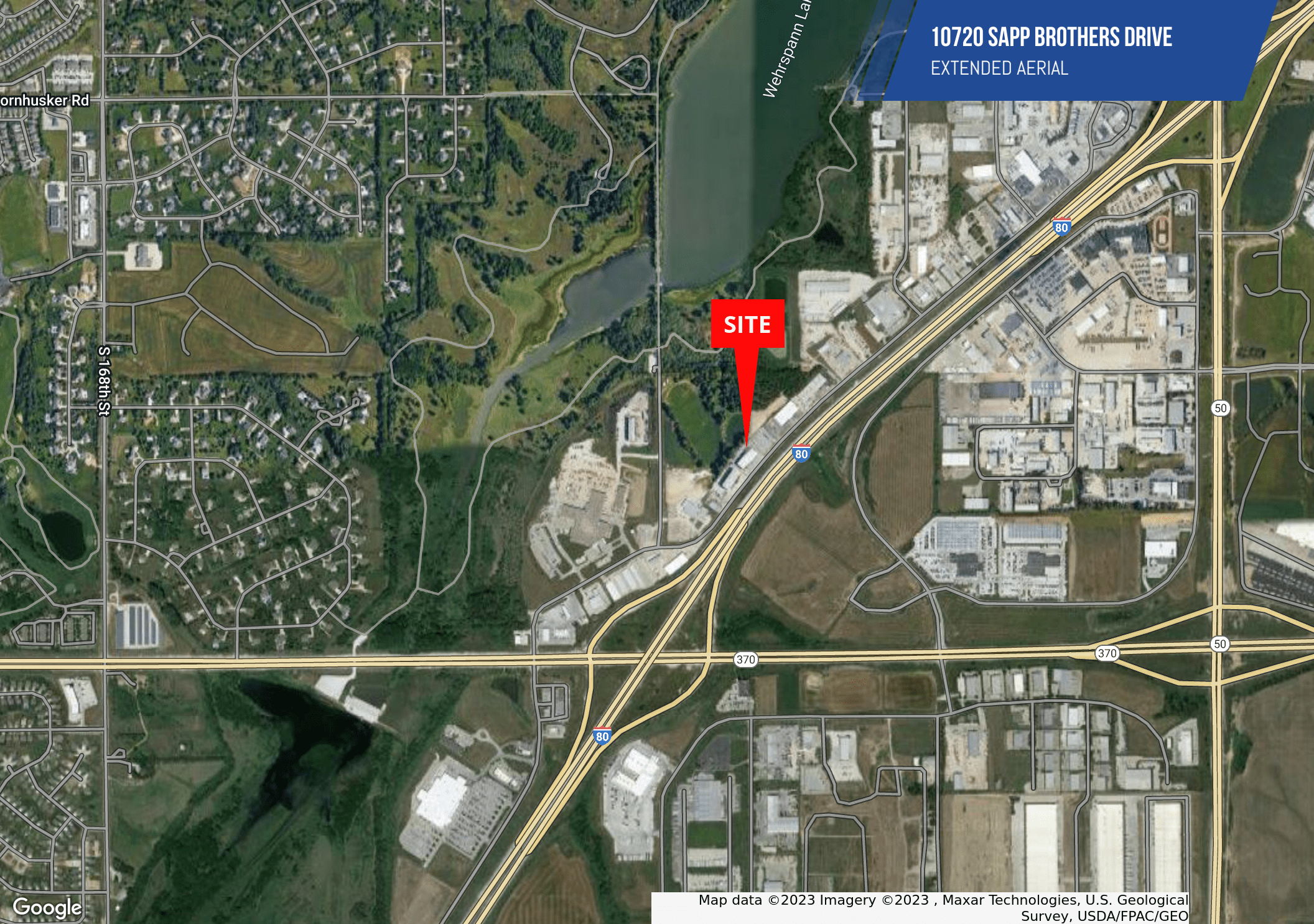
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10720 SAPP BROTHERS DRIVE
EXTENDED AERIAL

SITE

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