

# BROOK VALLEY 108TH & HARRISON

10,800 SF | \$7.95 PSF

7004-7006 S 108TH, LA VISTA, NE 68128



**INVESTORS  
REALTY INC.**

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## BUILDING INFORMATION

Building Size	41,425 SF
Min Divisible	10,800 SF
Max Contiguous	10,800 SF
Ceiling Height	22 ft
Number Of Floors	1
Year Built	1997
Roof	Rubber
HVAC	GFA, 100% AC in Offices
Loading Description	Electric door. Energy efficient. Digital ballast lighting with motion detector, exhaust fan, floor drains.

## PARKING &amp; TRANSPORTATION

Number Of Spaces	6-10
Parking Type	Surface
Trailer Parking	No

## SITE INFORMATION

County	Sarpy
Zoning	I-2
Lot Size	2.91 Acres
Location Description	Industrial area with outstanding access to Interstate 80 via Harrison Street or Giles Road. Ramp and dock-high doors
Trailer Parking	No

## UTILITIES &amp; AMENITIES

Power Description	277 Amp/480 V/ 3 Phase & 120/208 V
Sprinkler Description	Wet

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,794	68,057	176,237
Total Households	4,122	28,902	71,240
Average HH Income	\$72,635	\$73,177	\$76,667

## OFFERING SUMMARY

LEASE RATE	\$7.95 PSF
Est. Op. Exp.	\$3.00 SF/YR
Available SF	10,800
Property Type	Industrial

## PROPERTY HIGHLIGHTS

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AVAILABLE SPACES

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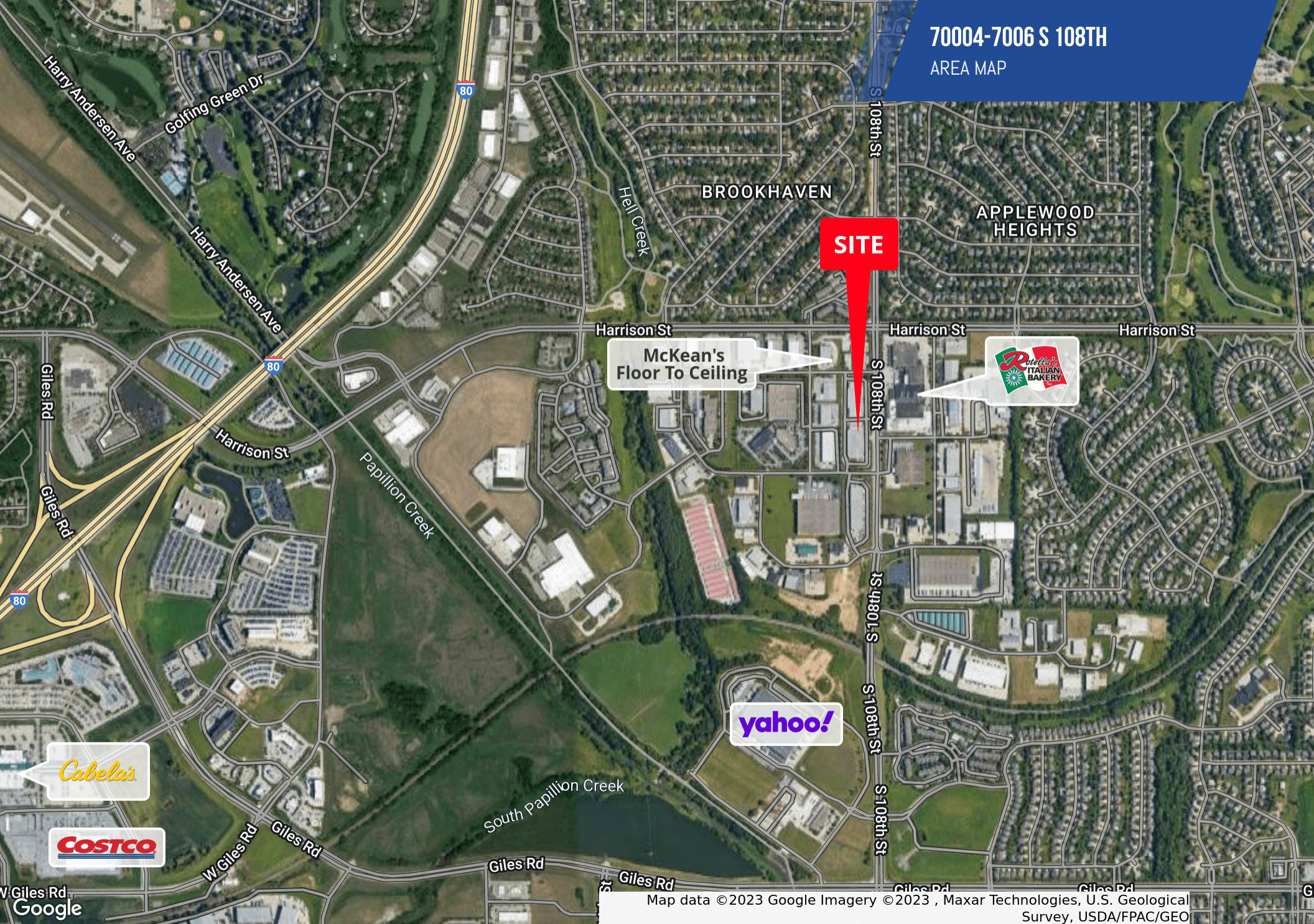
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70004-7006 S 108TH

AREA MAP



Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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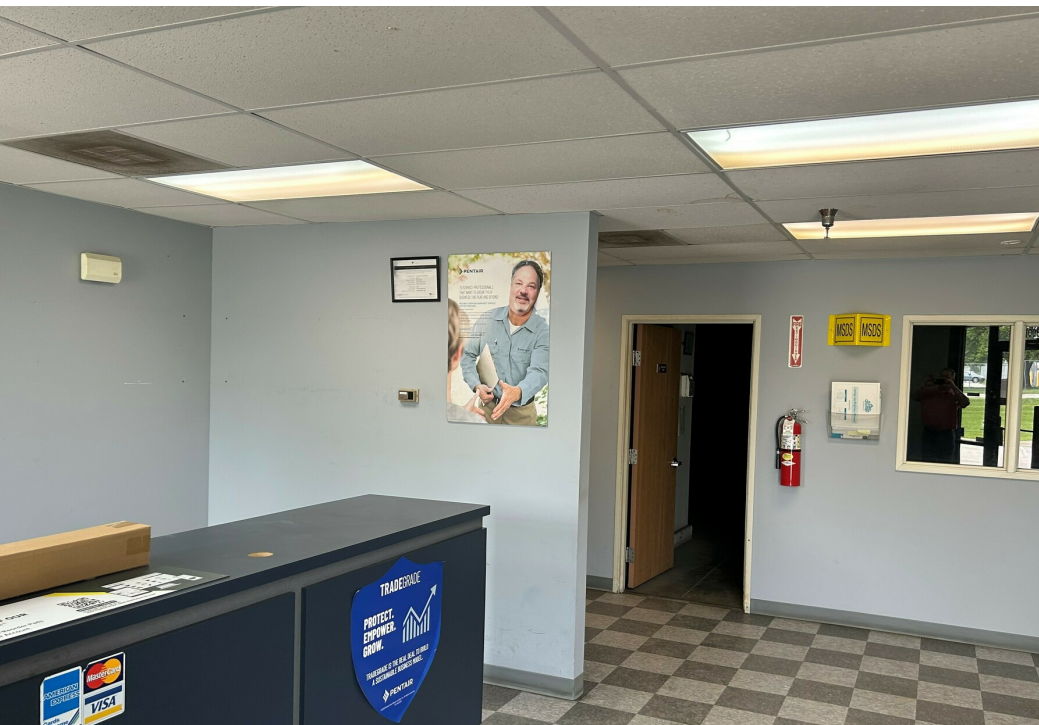
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7004-7006 S 108TH  
ADDITIONAL PHOTOS



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