State-of-the-art industrial development from national developer White Lotus Group. Located in the high-flying Sarpy West Industrial Submarket, less than one mile from I-80. This 313,281 SF precast industrial building’s highlights include 23 rear loaded dock doors, 140’ truck court, 32’ clear height, LED lighting and 60’ speed bays. Please contact Denny Sciscoe for additional information.
FOR LEASE
I-80 Logistics Hub
9009 S. 135th Street / Papillion, NE 68138

### Availability

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Available</td>
<td>313,281 SF</td>
</tr>
<tr>
<td>Total Contiguous</td>
<td>313,281 SF</td>
</tr>
<tr>
<td>Minimum Divisible</td>
<td>55,200 SF</td>
</tr>
</tbody>
</table>

### Financials

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Rate</td>
<td>$7.00 PSF NNN</td>
</tr>
<tr>
<td>2021 Operating Expenses</td>
<td>$2.00 PSF (Estimated)</td>
</tr>
<tr>
<td>Tenant Improvement Allowance</td>
<td>Negotiable</td>
</tr>
</tbody>
</table>

### Property Highlights

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2022</td>
</tr>
<tr>
<td>Building Construction</td>
<td>Precast</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>50’ x 54’</td>
</tr>
<tr>
<td>Speed Bays</td>
<td>60’</td>
</tr>
<tr>
<td>Truck Apron</td>
<td>Concrete (60’)</td>
</tr>
<tr>
<td>Clearance Height</td>
<td>32’</td>
</tr>
<tr>
<td>Fire Suppressant</td>
<td>ESFR - 16.8 K Value 175 PSI</td>
</tr>
<tr>
<td>Drive-In Doors</td>
<td>1 - 12’ x 14’</td>
</tr>
<tr>
<td>Dock High Doors</td>
<td>23 - 9’ x 10’ Plus Additional 26 Knock Out Dock Doors</td>
</tr>
</tbody>
</table>

### Site Highlights

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>18.11 AC</td>
</tr>
<tr>
<td>Development Total Site Area</td>
<td>138 Acres (Planned Development Includes Approximately 1.3M SF)</td>
</tr>
<tr>
<td>Zoning</td>
<td>LI - Limited Industrial District</td>
</tr>
<tr>
<td>Auto Parking</td>
<td>0.97:1000 SF</td>
</tr>
<tr>
<td>Trailer Parking</td>
<td>296 Standard Stall 8 HC Stalls</td>
</tr>
<tr>
<td>Truck Court</td>
<td>59 Stalls</td>
</tr>
<tr>
<td>Foreign Trade Zone</td>
<td>140’ (8” Pavement) Can Be Established</td>
</tr>
</tbody>
</table>

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Omaha Metro Industrial Market Overview

**Strong Economic Growth**

- Average Median Household income is +4.9% higher than $65,700 (U.S. Median HH Income) vs. $68,900 (Omaha Median HH Income).
- Low cost of living and competitive wages created spending power of $50,481.
- We’ve added almost 31,000 jobs, twice as much as the national average 6 over the past 10 years.

**Transportation**

- Omaha’s central location makes it an ideal transportation hub.
- Interstate 80 is an east-west transcontinental freeway that crosses from California to New Jersey. I-80 gives Nebraska companies the ability to reach the majority of US destinations within 2-3 days, making it a transportation hub.
- Nebraska has two foreign trade zones: Lincoln’s Foreign Trade Zone #59, Omaha’s Foreign Trade zone #19.

**Workforce**

- More than 40% of the population is 24 years old or younger. Median age is 35.2.
- Workforce produces $4,000 more goods and services than the average worker.
- Omaha MSA accounts for 34% of Nebraska’s manufacturing base.

**Pro-business**

- Zero inventory tax, making it an ideal location for distribution centers and warehousing operations.
- 100% public power state. Pay one of the lowest electricity rates in the nation.
- Nearly 30% below the national average in tax rates.
- Duty deferral payments on foreign goods can ultimately save 20–30 percent in logistics costs over other states.

**Business**

- Cost of doing business is 6.1% below the national average.
- Greater Omaha produces more than $47 billion in goods and services each year.
- Omaha MSA accounts for 34% of Nebraska’s manufacturing base.