



FOR LEASE

I-80 Logistics Hub

9009 S. 135th Street / Papillion, NE 68138

BUILDING VI



55,200 - 313,281 SF Industrial Space Lease Rate: \$7.00 PSF NNN

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.



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Availability

Total Available	313,281 SF
Total Contiguous	313,281 SF
Minimum Divisible	55,200 SF

Financials

Lease Rate	\$7.00 PSF NNN
2021 Operating Expenses (Estimated)	\$2.00 PSF
Tenant Improvement Allowance	Negotiable

Property Highlights

Year Built	2022
Building Construction	Precast
Lighting	LED
Column Spacing	50' x 54'
Speed Bays	60'
Truck Apron	Concrete (60')
Clearance Height	32'
Fire Suppressant	ESFR - 16.8 K Value 175 PSI
Drive-In Doors	1 - 12' x 14'
Dock High Doors	23 - 9' x 10' Plus Additional 26 Knock Out Dock Doors

Site Highlights

Site Area	18.11 AC
Development Total Site Area	138 Acres (Planned Development Includes Approximately 1.3M SF)
Zoning	LI - Limited Industrial District
Auto Parking	0.97:1000 SF 296 Standard Stall 8 HC Stalls
Trailer Parking	59 Stalls
Truck Court	140' (8" Pavement)
Foreign Trade Zone	Can Be Established

Site Plan



Aerial Site Plan



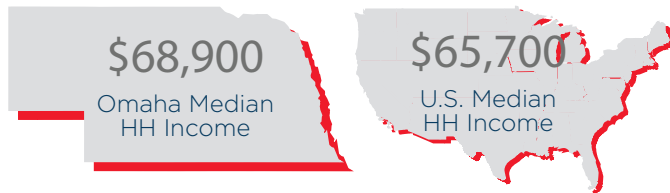
Area Map



Omaha Metro Industrial Market Overview

Strong Economic Growth

Average Median Household income is +4.9% higher than



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



NEBRASKA IS SERVED
BY TWO CLASS-I
RAIL SYSTEMS.



**11,500 TRUCKING
COMPANIES**

in Nebraska, two are in the nation's top 10.



Workforce

35.2

More than 40% of the population is 24 years old or younger. Median age is 35.2.

\$4k

Workforce produces \$4,000 more goods and services than the average worker.

34%

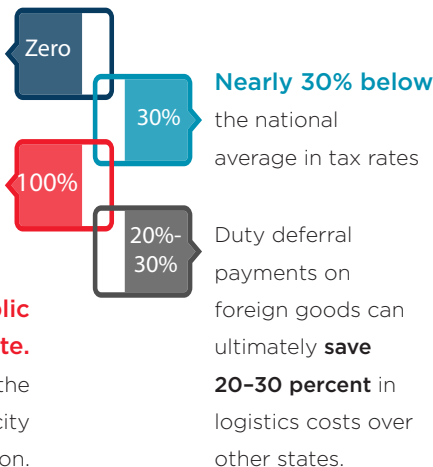
Omaha MSA accounts for 34% of Nebraska's manufacturing base.



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.



Business



Cost of doing business is **6.1%** below the national

\$47B

Greater Omaha produces more than **\$47 billion** in goods and services each

34%

Omaha MSA accounts for **34%** of Nebraska's

