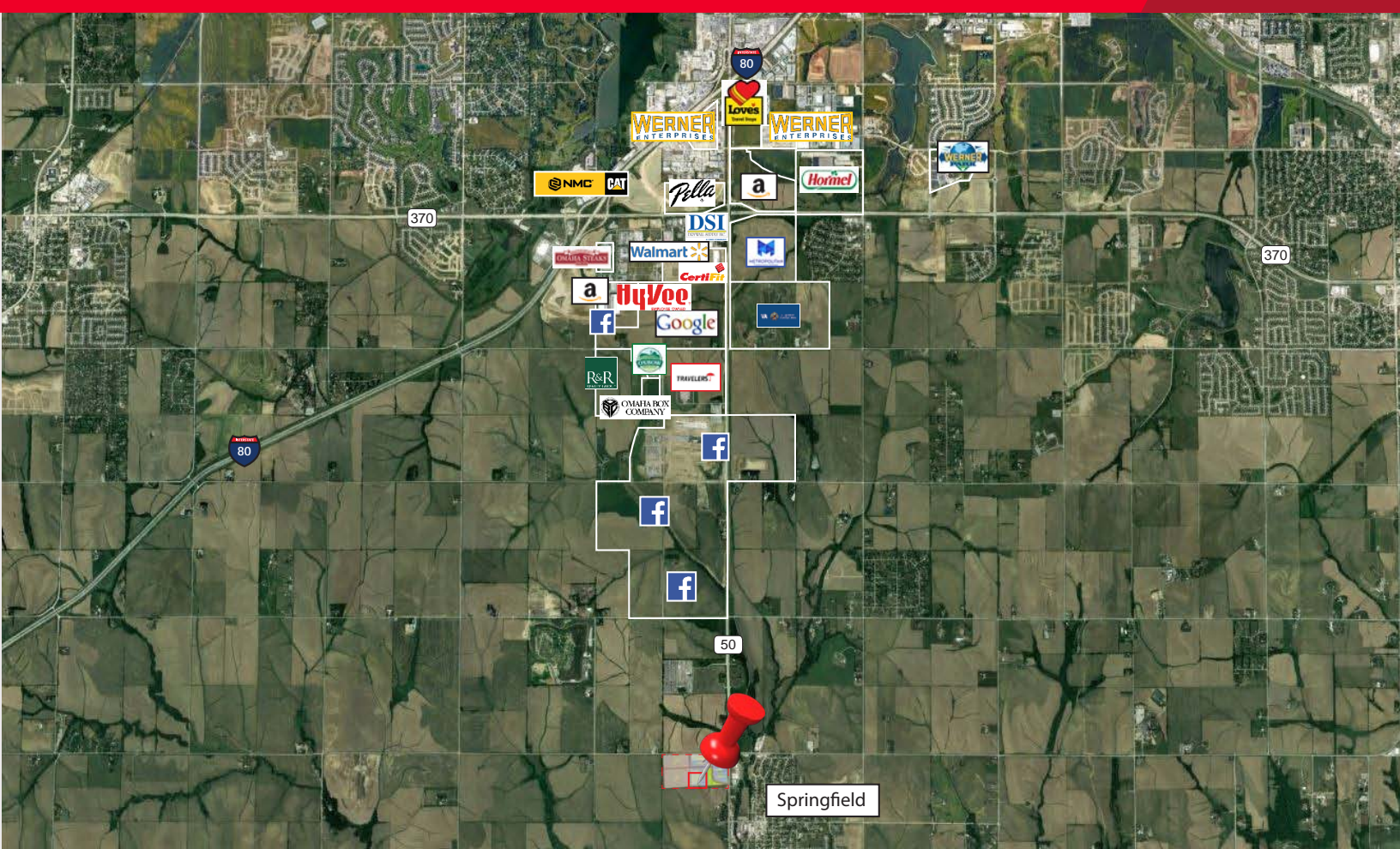


Springfield Commerce Lot 4

15304 S. 144th Street / Springfield, NE 68059



11.45 AC Industrial Land Sale Price: \$2,950,000

Shovel ready industrial ground available in the Sarpy West Industrial Submarket. Site work is underway which includes grading, utilities, and internal roads. Property is zoned Light Industrial with Highway Commercial Overlay. Outside storage is possible with appropriate screening. Located along the thriving Highway 50 corridor, the site is less than a 10-minute drive to I-80 and HWY 370.

****Site can accommodate up to 190,000 SF building. Local Developer with great track record.**

Denny Sciscoe
Director of Industrial Services
(402) 548 4005
denny.sciscoe@lundco.com

Matt Hasenjager
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Property Highlights

Sale Price	\$2,950,000
Gross Acres	11.45 AC
Gross SF	498,762 SF
Price Per SF	\$5.90 PSF (Lot 4)
Future Zoning	Light Industrial
Gas	Metropolitan Utilities District
Electric	Omaha Public Power District
Water	City of Springfield

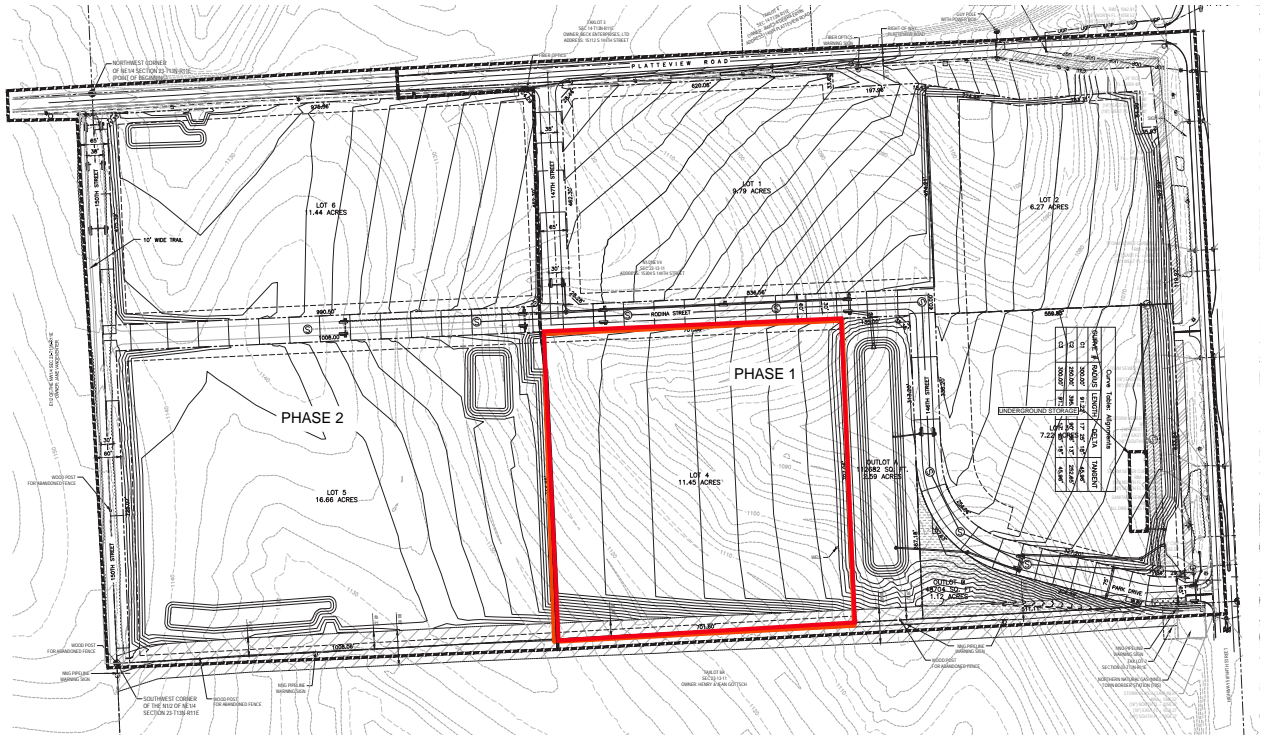
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Preliminary Plat



Site Rendering



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