



R&R Commerce Park South

CLASS A WAREHOUSE

SPACE FOR LEASE

BUILD TO SUIT

South 156th Street & Schram Road

Papillion, NE 68138

(402) 885-4002 | WWW.RRREALTY.COM



A look inside...

Base Building Finish

- Smooth finish, tilt up panels with insulation on interior face
- Punched windows at ground level along front of the building, high windows at rear and ends of the building.
- 5 grand entrances spaced evenly along the front of the warehouse
- 32' clear height warehouse
- Column spacing 52'x50'
- 6" 4000 psi reinforced concrete slab on grade
- Domestic water / sanitary sewer along front and rear of building.
- ESFR fire sprinkler system
- 9x10' overhead doors with levelers, dock bumpers and pads, one per bay.
- Main electrical service 480/277V 3-phase (3000 amps)
- **Building Insulation:**
 - Roof – 45 mil TPO (R-25)
 - Exterior panels insulated (R-14)
- **Painting:**
 - Precast wall panels, interior & exterior
 - Underside of roof deck, joists, & beams primed white
- Reznor heater located at every other bay
- Interior building lighting
 - LED light fixtures installed to average 25 FC on open warehouse layout with no obstructions.
- Accessibility to fiber



Pavement Areas

- 120' service court
- 8" pavement at service court and drives
- 5" pavement at all parking areas
- Base Parking 1 car per 1,000 SF
- Future Parking to be maximized in rear
- Future trailer parking count to be determined on site plan



Build To Suite Opportunities Available

Up to 1.3 Million SF Class A Industrial

Lease Rate: \$6.95 PSF NNN

Located in the largest speculative warehouse park in Omaha, with a prime location at South 156th Street and Schram Road. With easy access to Highways 50 and 370 along the I-80 corridor, the park offers two interstate access points within one mile.

TI Allowance	Negotiable
OPEX	\$1.75 (2023 Estimate)
Lease/ Build to Suit	37,500 - 286,000 SF
Bay	13,520 SF
End Bay	14,560 - 15,080 SF
Docks	1 Dock Per Bay



R&R Commerce Park South Site Plan



Location is everything.



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Let's get in touch.



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