

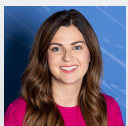
# PAPILLION BUSINESS PARK

1,500 SF | \$9.95 SF/YR (NNN)

729-731 N FRONTIER DRIVE, PAPILLION, NE 68046



[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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## OFFERING SUMMARY

LEASE RATE:	<b>\$9.95 SF/YR NNN</b>
Est. Op. Exp.	\$3.74 SF/YR
Available SF:	1,500 SF
Building Size:	29,050 SF
Property Type:	Industrial
Year Built:	2004
Zoning:	LI-Limited Industrial

## PROPERTY OVERVIEW

Conveniently located small industrial flex bays near 90th and Cornhusker.

## PROPERTY HIGHLIGHTS

- Park at your front door
- Ceiling heights 16'-18'
- Trash removal included in the CAM
- Drive-in doors 12' x 12'

# PAPILLION BUSINESS PARK

729-731 N FRONTIER DRIVE, PAPILLION, NE 68046

## BUILDING INFORMATION

Building Size	29,050 SF
Ceiling Height	18 ft
Minimum Ceiling Height	16 ft
Year Built	2004
Drive Doors	Yes - 12' X 12'
Exterior Description	Metal
HVAC	Radiant

## PARKING & TRANSPORTATION

Parking Type	Surface
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## SITE INFORMATION

Cross-Streets	Cornhusker & N Frontier Drive
County	Sarpy
Zoning	LI-Limited Industrial
Lot Size	2.86 AC
Number Of Buildings	3
Location Description	90th & Cornhusker Road

## UTILITIES & AMENITIES

Power	Yes
Power Description	200 Amp 3 Phase
Sprinkler	No

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,009	73,085	147,848
Total Households	3,387	29,806	60,750
Average HH Income	\$102,241	\$89,166	\$85,138

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
729-1	1,500 SF	\$9.95 SF/yr (NNN)	\$3.74	\$1,711.25

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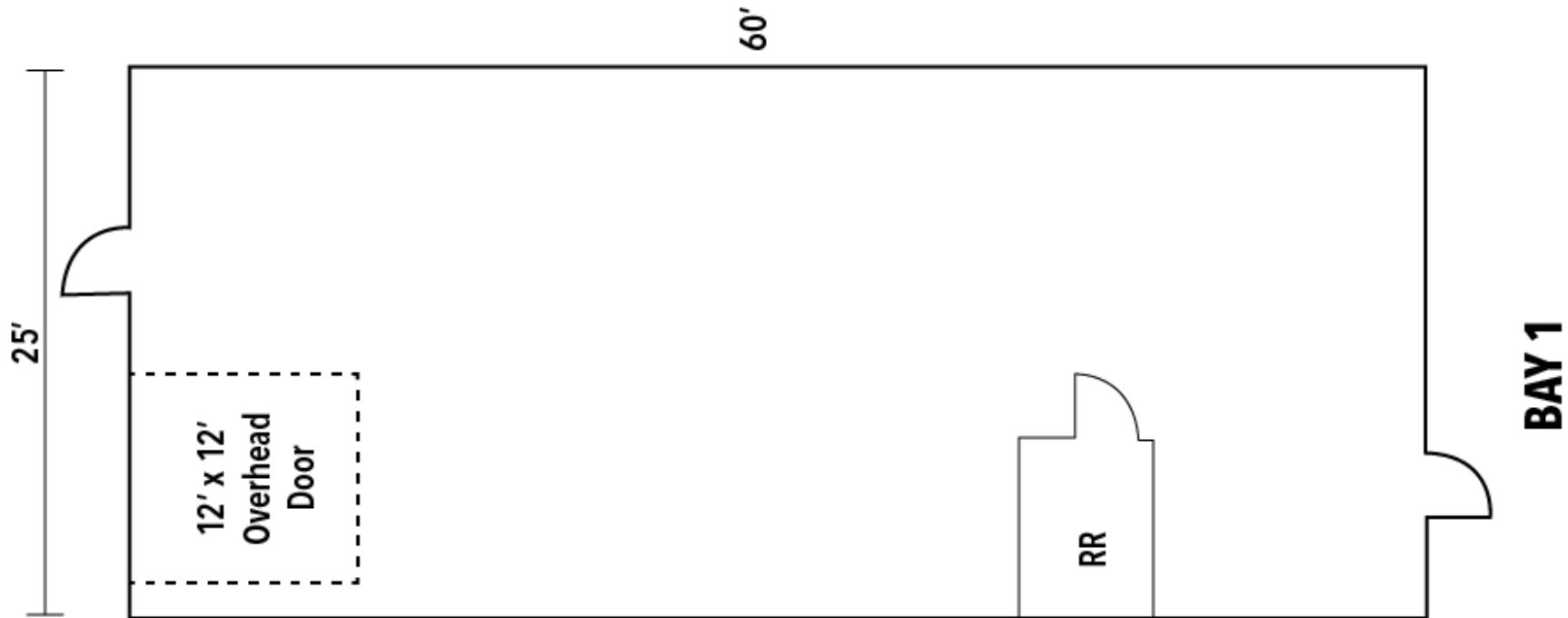
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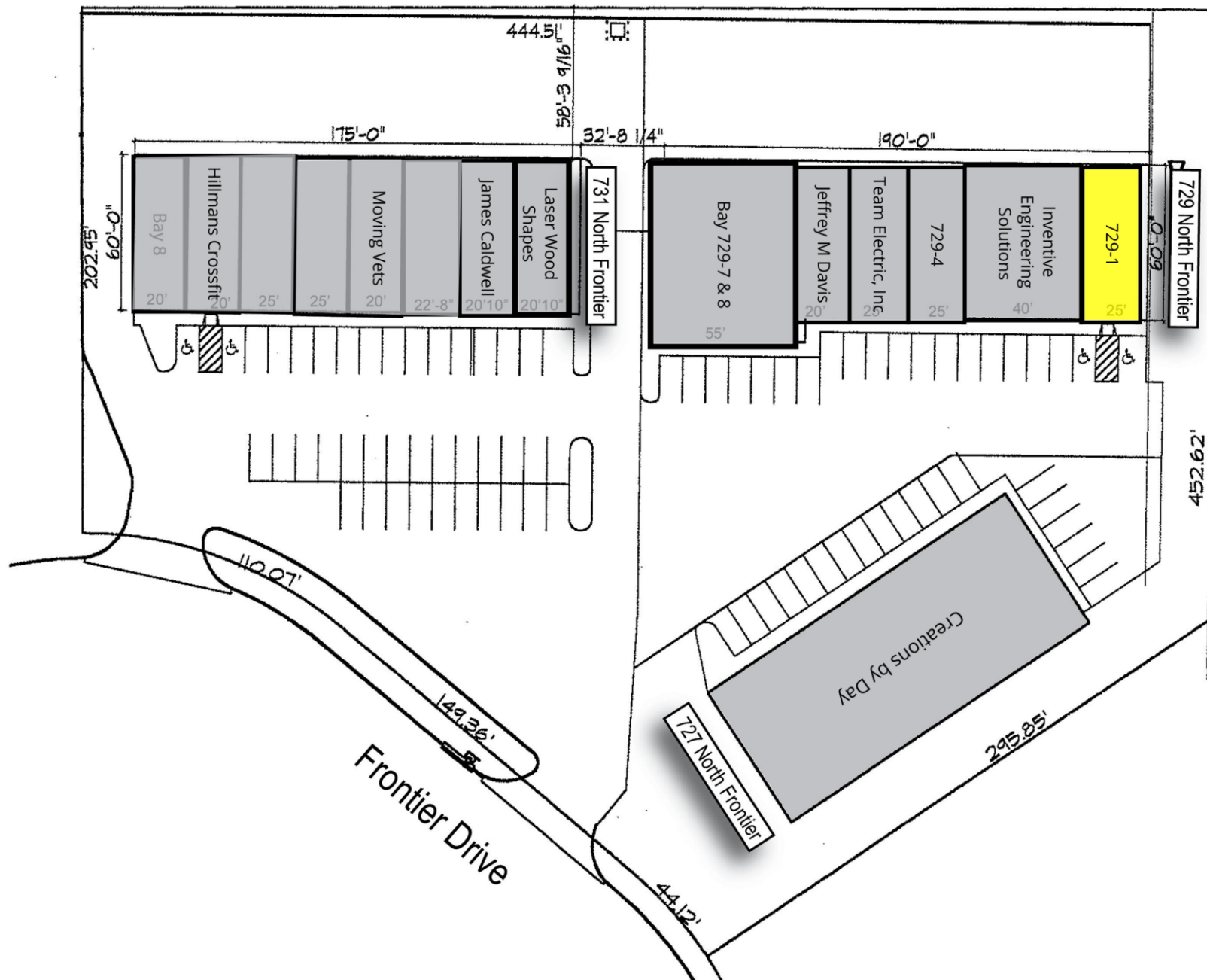


(Not to Scale)

## AVAILABLE SPACES

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729-1	1,500 SF	\$9.95 SF/yr (NNN)	\$3.74	\$1,711.25

# 729-731 N FRONTIER DRIVE SITE PLAN



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729 N FRONTIER DRIVE

AERIAL VIEW



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U.S. Geological Survey

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729-731 N FRONTIER DRIVE

RETAILER MAP



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