

FOR LEASE



Manufacturing & Warehouse Facility

901 FORT CROOK ROAD N, BELLEVUE, NE 68005

BROKER

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Colliers

Accelerating success.

Property Overview

FOR LEASE

\$8.25 PSF NNN

Highlights



100,013 Square Feet Available



Six Dock Loading Doors



~18' Clear Height



40' x 44' Column Spacing



1100 Amps; 3-Phase Power



Close Proximity to I-80, Hwy 75 and Hwy 370

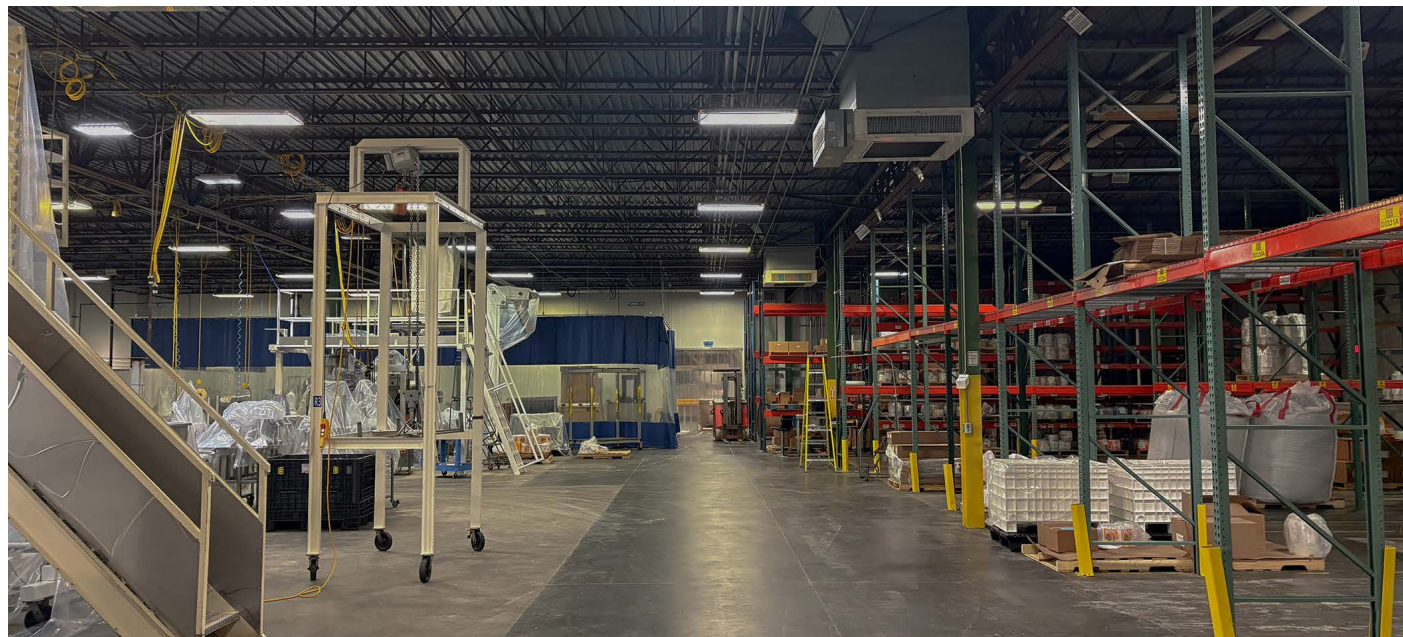
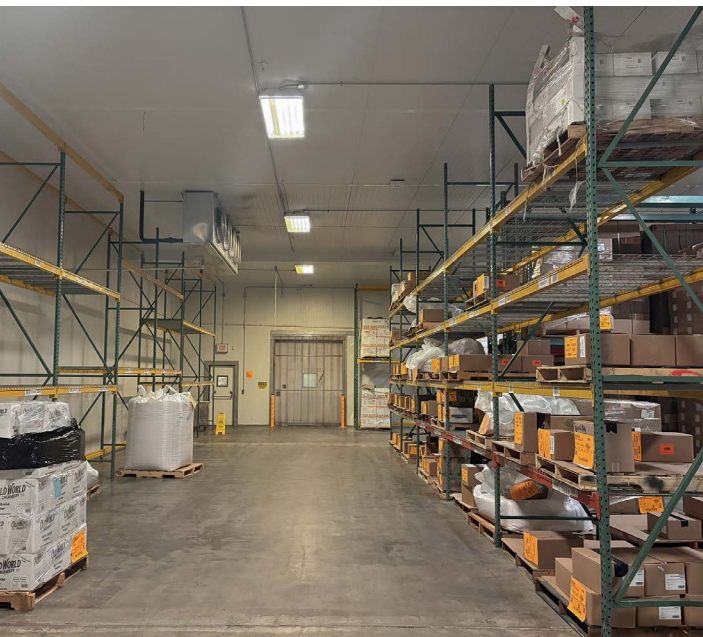
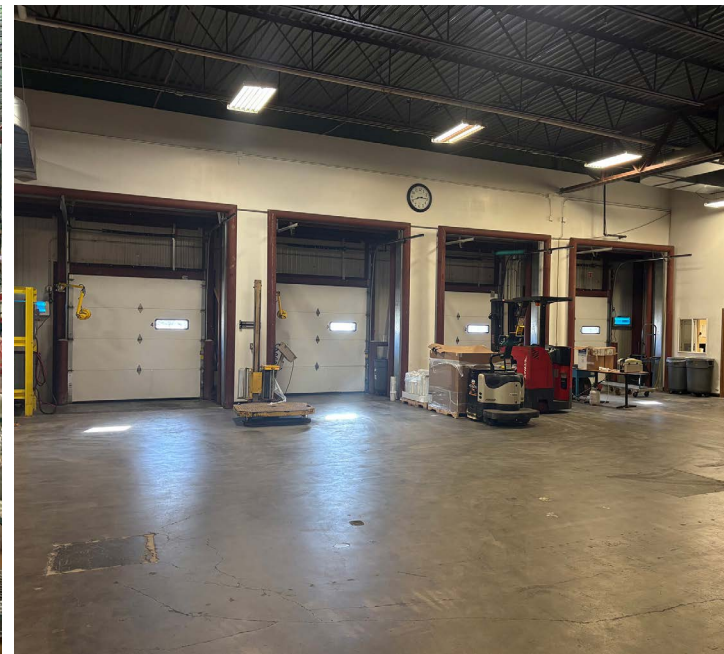
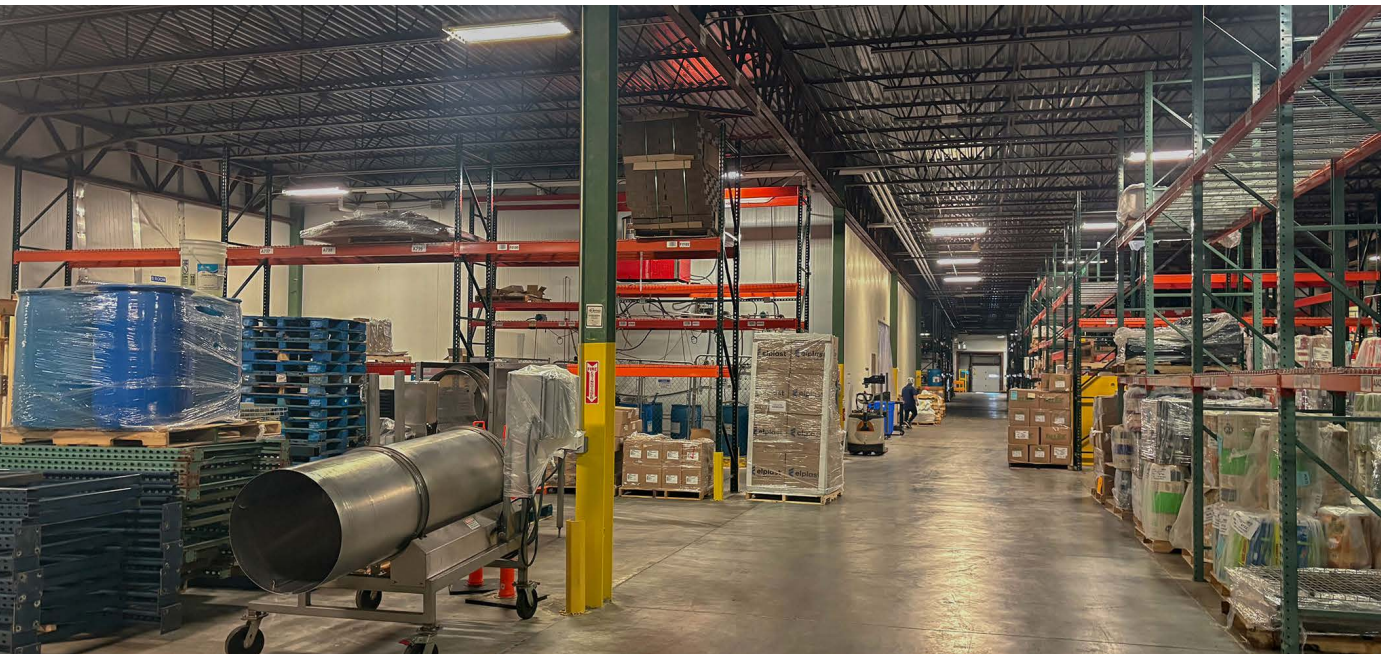
901 Fort Crook Road North offers a **turn-key food-grade manufacturing facility** featuring 100,013 total square feet. The **fully air-conditioned** warehouse includes office space with mezzanine, customer-facing retail space and a large cooler.

Convenient access to Interstate 80 and Highways 75 and 370.

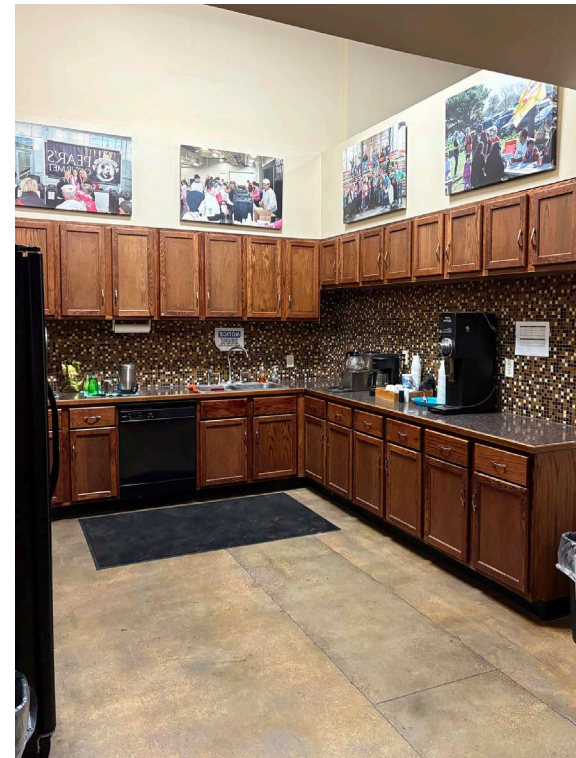
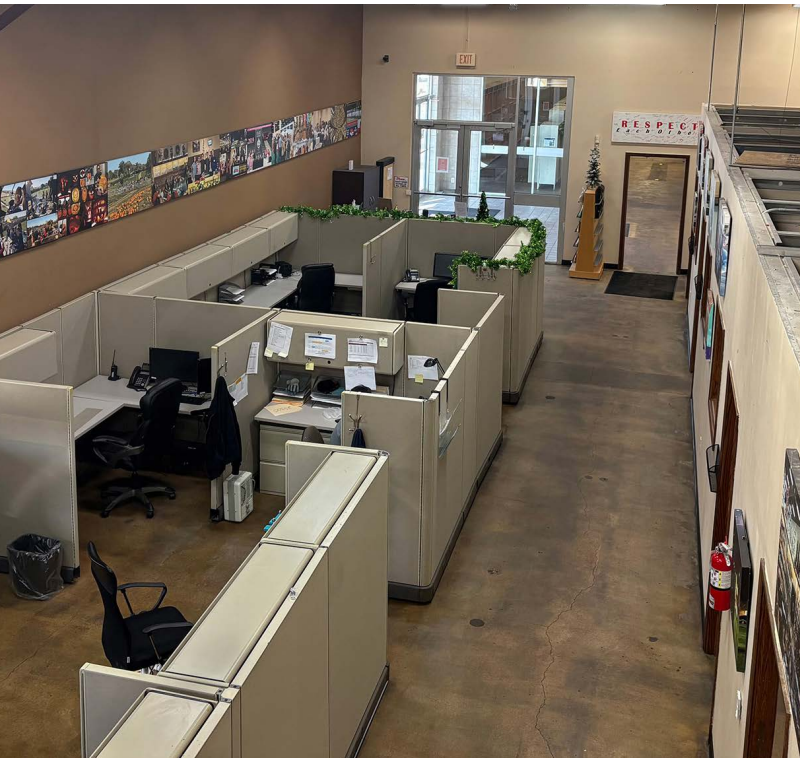
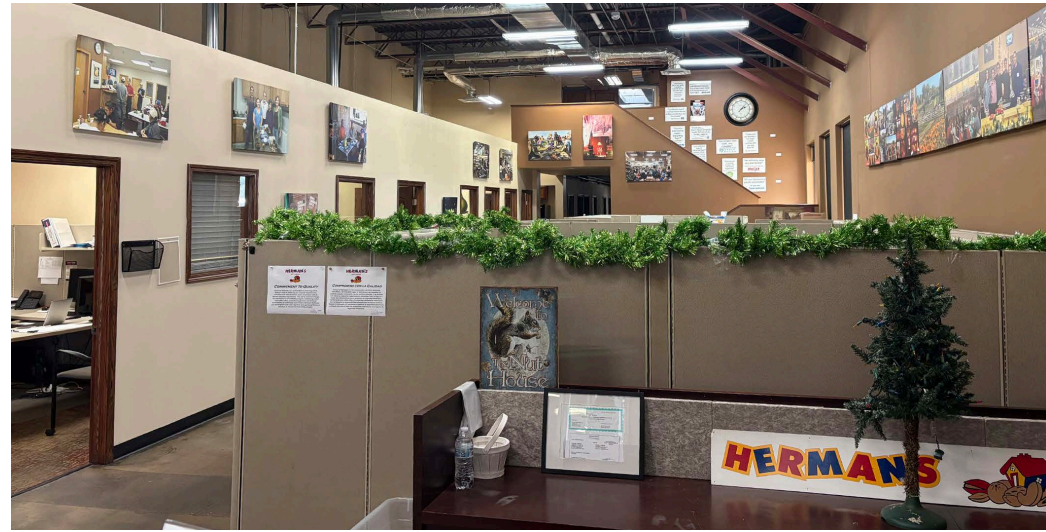
Details

Total Building Size	166,942 SF
Available Space	100,013 SF
Available Acres	7.97
Parking	124 Parking Spaces
Year Built/Remodeled	1984/2011
Warehouse	88,117 SF Includes Manufacturing Floor, Packaging and Processing Areas, Cooler, Supply Room, Equipment Wash Room and Office Space
Office	6,600 SF Finished Office Space including Private Offices, Open Work Centers, Conference Room, Kitchenette and Lounge; 5,296 SF Showroom
Construction	Concrete Block
Roof	Rubber Membrane
HVAC	Throughout Building
Loading Docks	Six; (4) 8' x 10', (2) 8' x 8'
Drive-In Doors	One 14' x 10'
Zoning	Light Manufacturing
Fire Suppression	Wet System/Sprinkled
Operating Expenses	Est. \$2.56 PSF

Warehouse & Production Photos



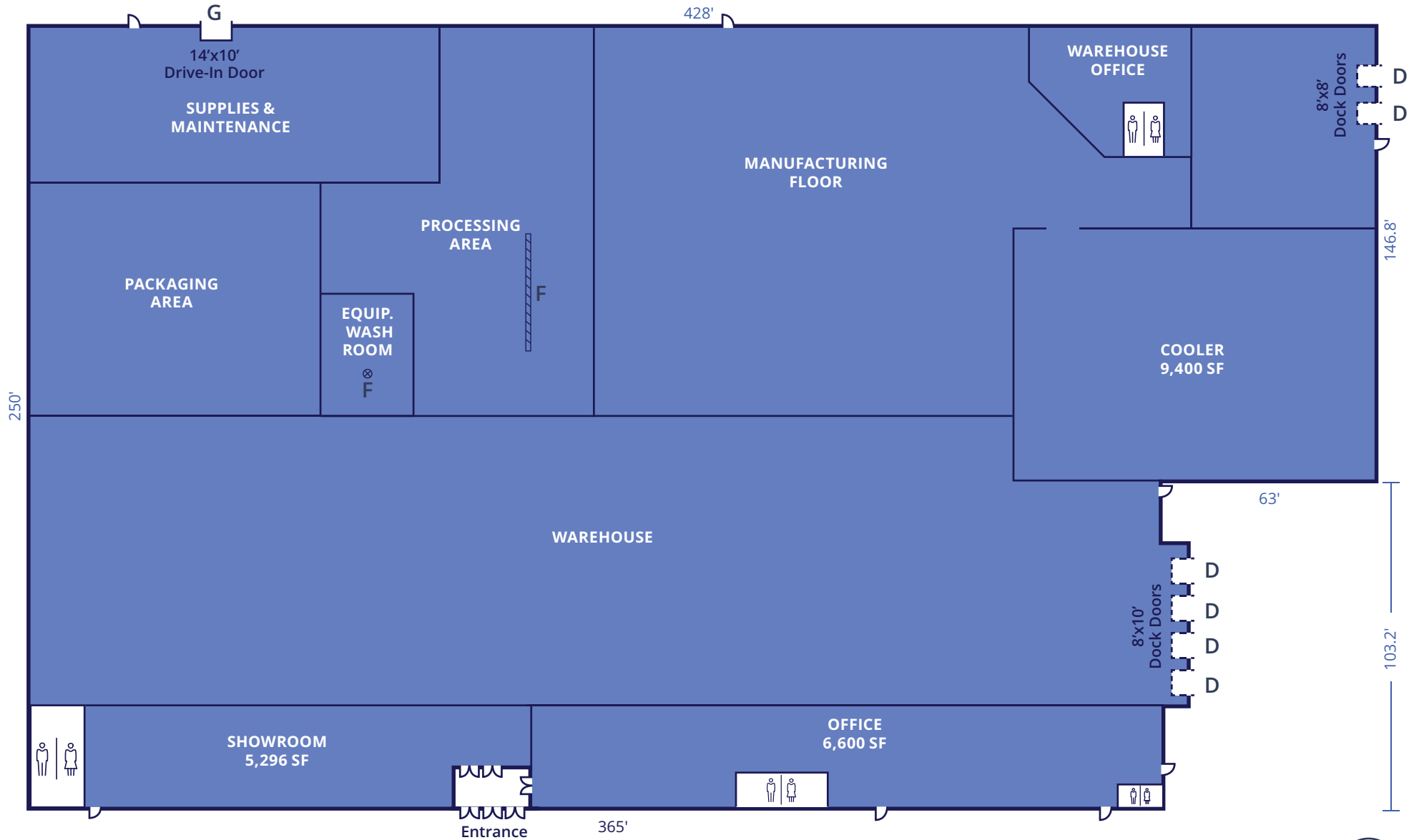
Office Photos



Exterior Photos



Floor Plan



**Measurements are approximate;
detailed floor plan available upon request*

D - Dock door
G - Grade door



Corporate Neighbors & Accessibility





For more information, contact:

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