



601 Galvin Road South | Bellevue, NE 68005

For Lease: \$6.00 PSF

For Sale: \$4,700,000

### Property Features

- Building can be used in a variety of ways
- Zoned General Business
- Located minutes from US Highway 75
- Traffic counts: 26,200 vehicles per day
- Parking ratio: 5:1,000 PSF

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Trenton B. Magid**  
Executive Vice President  
402 510 5263  
[trentonmagid@npdodge.com](mailto:trentonmagid@npdodge.com)

**Maddie Graeve**  
Associate  
402 255 6527  
[mgraeve@npdodge.com](mailto:mgraeve@npdodge.com)





### Building Details

Tenancy	Single
Number of Floors	One
Year Built	1986
Year Renovated	1992
Gross Leaseable Area	67,107 SF
Dock Doors	Two
Construction Status	Existing
Roof	Flat
Restrooms	Yes
Foundation	Reinforced Concrete
ADA Access	Yes

### Property Details

Lot Size	7.59 Acres
Zoning	General Business
Lot Frontage	407' on Galvin Road
Traffic Count	26,200 vpd
Parking Spaces	249 spaces
Parking Ratio	5:1,000

### Location Details

Market	Omaha/Council Bluffs
Submarket	Bellevue
County	Sarpy
Cross Streets	Galvin Road South & Harvell Drive

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,407	16,831	39,196
Total Population	8,312	43,505	108,114
Average HH Income	\$60,312	\$60,697	\$61,693

### Available Spaces

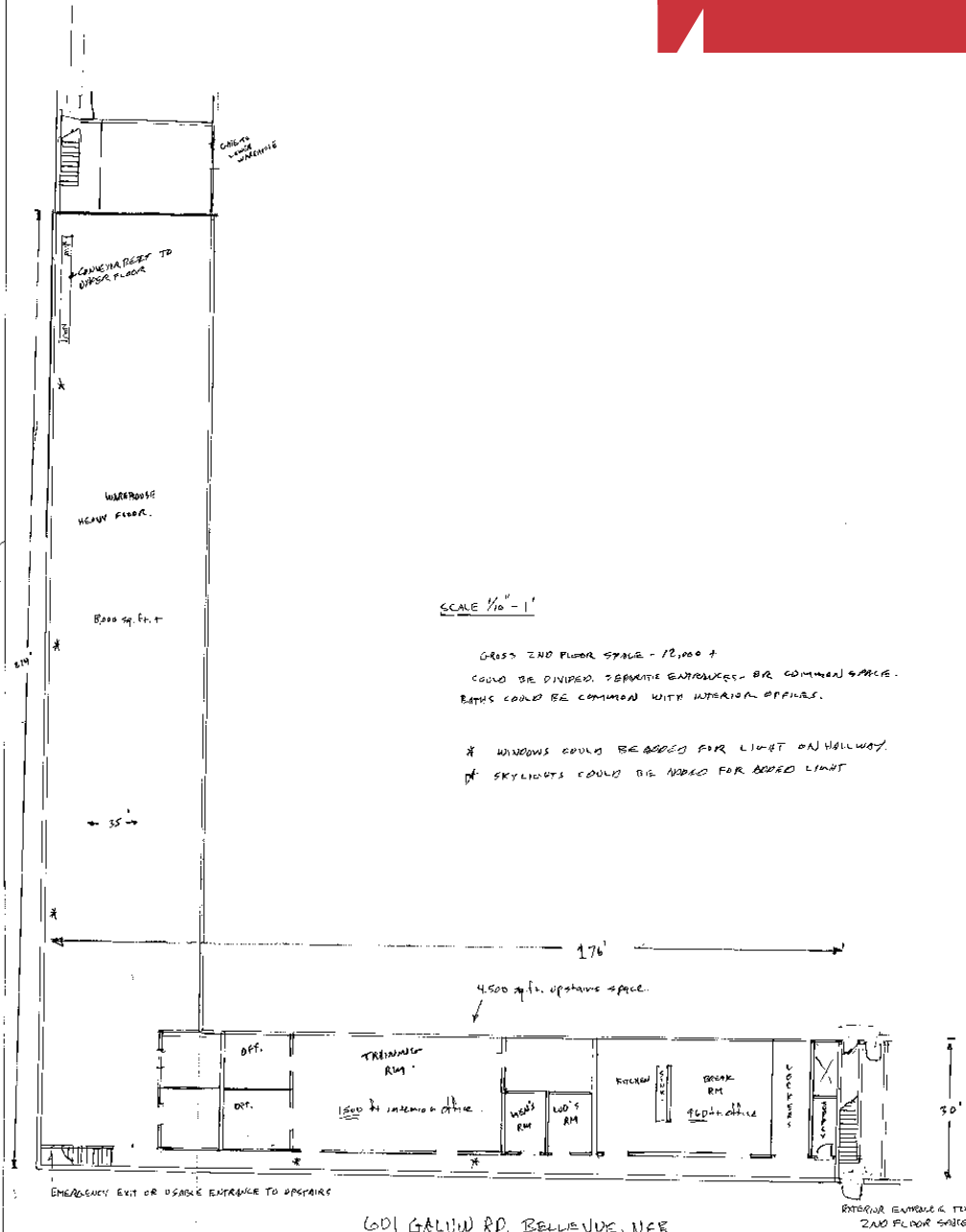
Space	Lease Rate	Lease Type	Size (SF)	Term
601 Gavlin Road South	\$6.00 SF/yr	NNN	67,107 SF	Negotiable



← 270' →  
COL GARDIN RD. BELLEVUE, N.E.R.  
1<sup>ST</sup> FLOOR SPACE - AS RENT. 6-11-19.  
SASE 1/16-1'

**NAI** NP Dodge

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601 GALVIN RD. BELLEVUE, NE

2ND FLOOR SPACES - AS BUILT - 4-11-17

600' x 176'

Second Floor



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