



5201 S 19th St | Lincoln, NE 68512

PRICE REDUCED

\$2,975,000

Property Features

- Industrial building for sale in Lincoln, NE
- Approximately 19,641 SF of warehouse & 3,568 SF of office space
- Three (3) 9'w X 10'h and one (1) 10'w X 12'h drive-in doors
- Four (4) 8'X8' dock doors
- 2,043 SF of bonus mezzanine space

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ADDRESS	SIZE (SF)	ASKING PRICE
5201 S 19th Street, Lincoln, NE	23,209 SF	\$2,975,000

DETAILS

Year Built	1985
Office/Mezzanine	3,568 SF / 2,043 SF (Bonus)
No. Dock Doors	Four (8'X8')
No. Drive Doors	Three (9'wX10'h), One (10'wX12'h)
Ceiling Height	18'
Sprinklers	Yes, Wet
Floor Drains	Yes
HVAC	Radiant in Warehouse, A/C in Office
Power	3-Phase

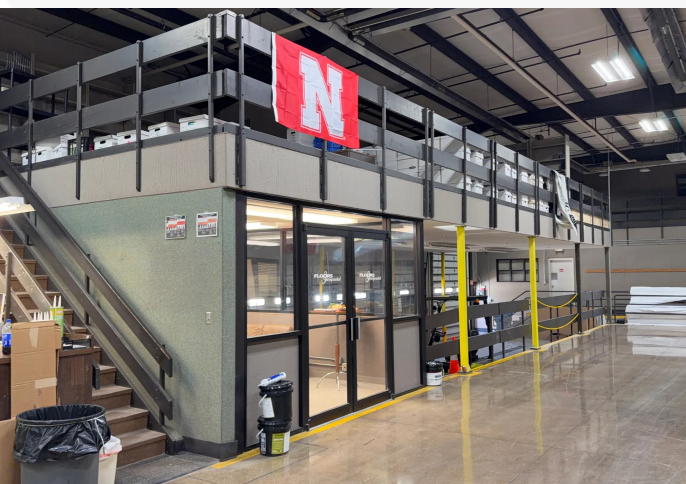
DETAILS CONT.

Lighting	LED lighting
Zoning	I-2 Industrial
Parking	Surface, 24 Stalls
Market	Omaha / Council Bluffs
Submarket	Lincoln
County	Lancaster
Cross Streets	S 19th & Cushman Drive
Nearest Interstate	I-80

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,199	36,862	78,421
Total Population	10,364	86,167	190,916
Average HH Income	\$112,805	\$103,733	\$103,090



■ = Removable Racking



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