

**FOR LEASE**

**8245 CODY DR, LINCOLN, NE 68512**

**INDUSTRIAL | 6,753 SF | \$8.50 SF/YR (NNN)**



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

This industrial flex building is located in Southwest Lincoln's Industrial Retail Park at 14th and Yankee Hill. It features three overhead doors and a 19-foot clearance, making it suitable for construction companies and warehouse storage. The adaptable space allows for various configurations to meet your operational needs.

## PROPERTY HIGHLIGHTS

- Easy access from 14th and Yankee Hill
- Three overhead doors for convenient loading and unloading
- 19-foot clearance for various industrial uses
- Located near Victress

## LOCATION DESCRIPTION

The property is positioned in a busy industrial area of Southwest Lincoln, providing good visibility and easy access to major roadways.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$8.50 SF/yr (NNN)
<b>Available SF:</b>	6,753 SF
<b>Building Size:</b>	12,032 SF

## CONTACT

**Katy Martin**

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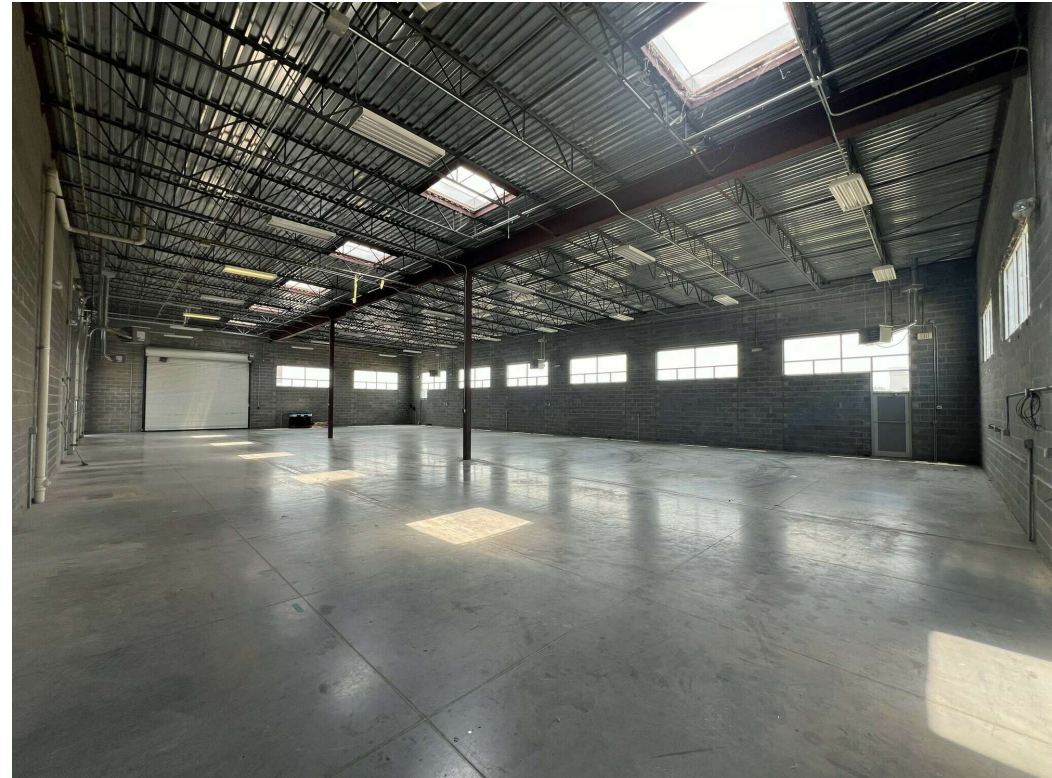
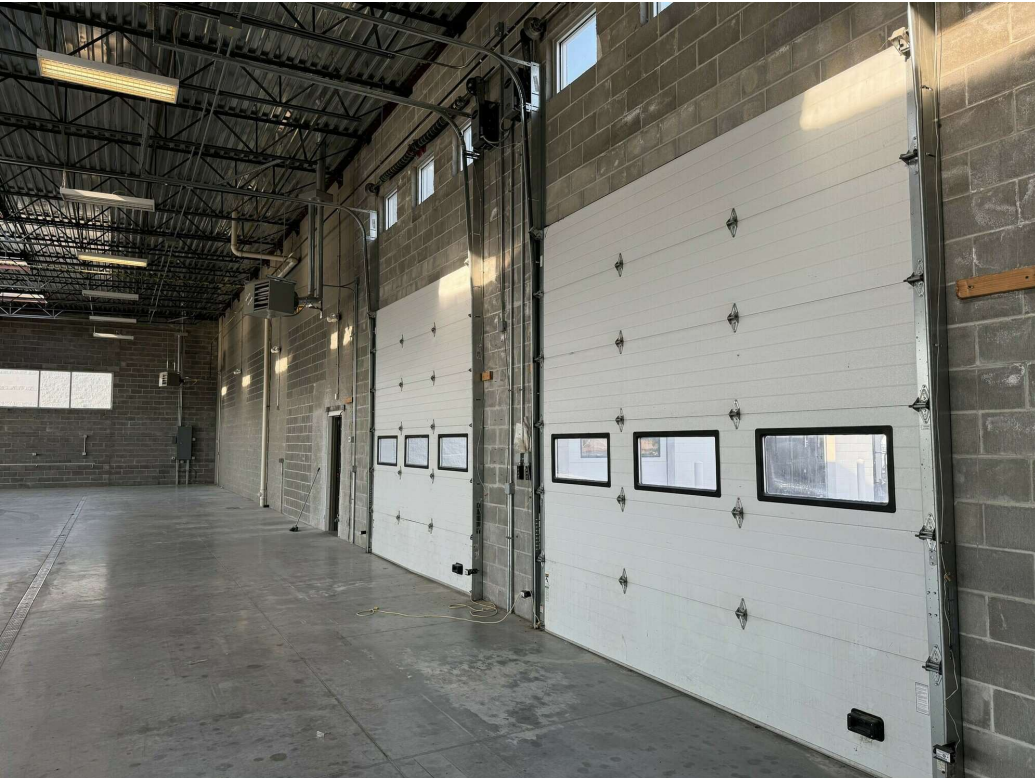
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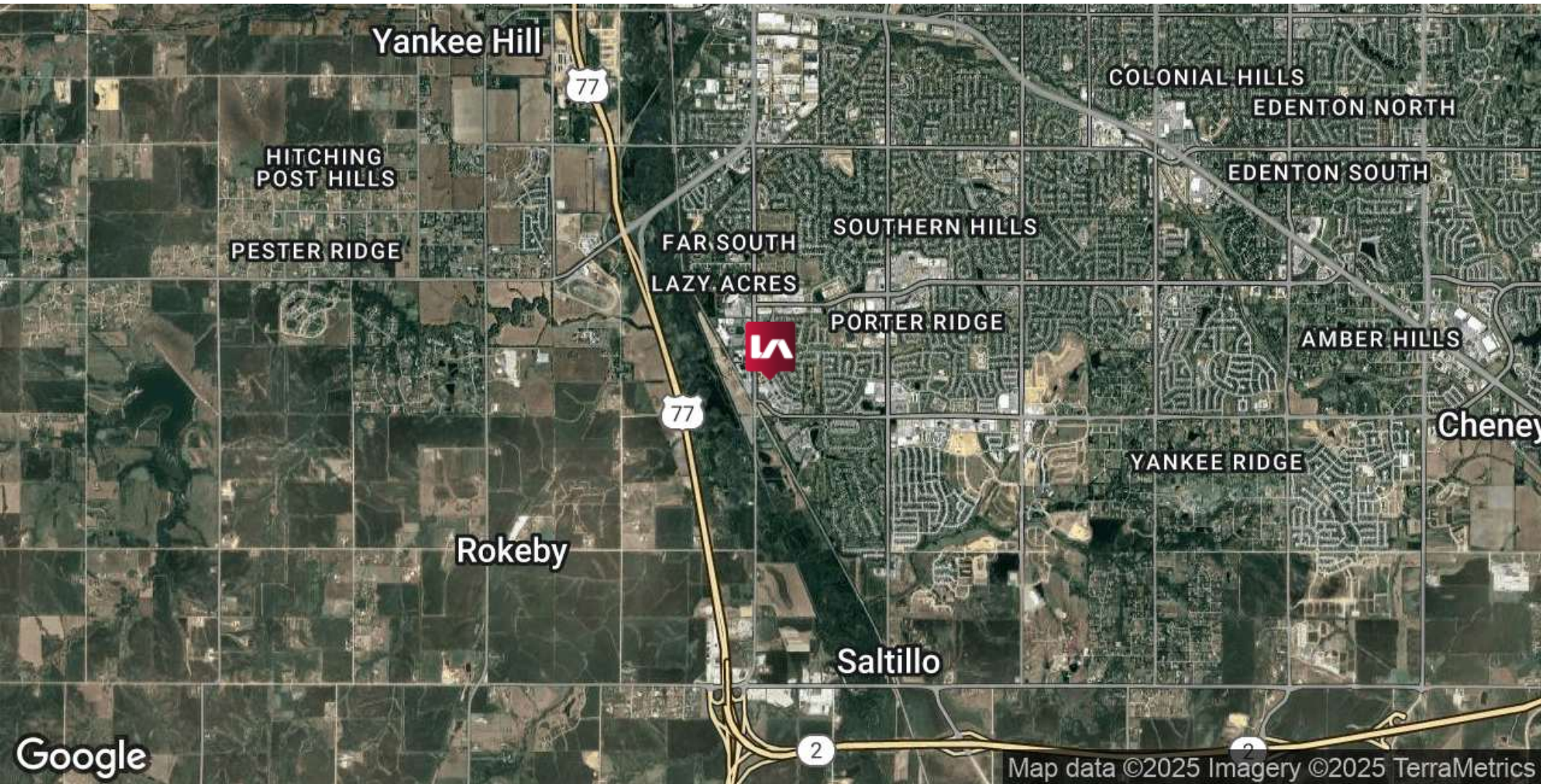
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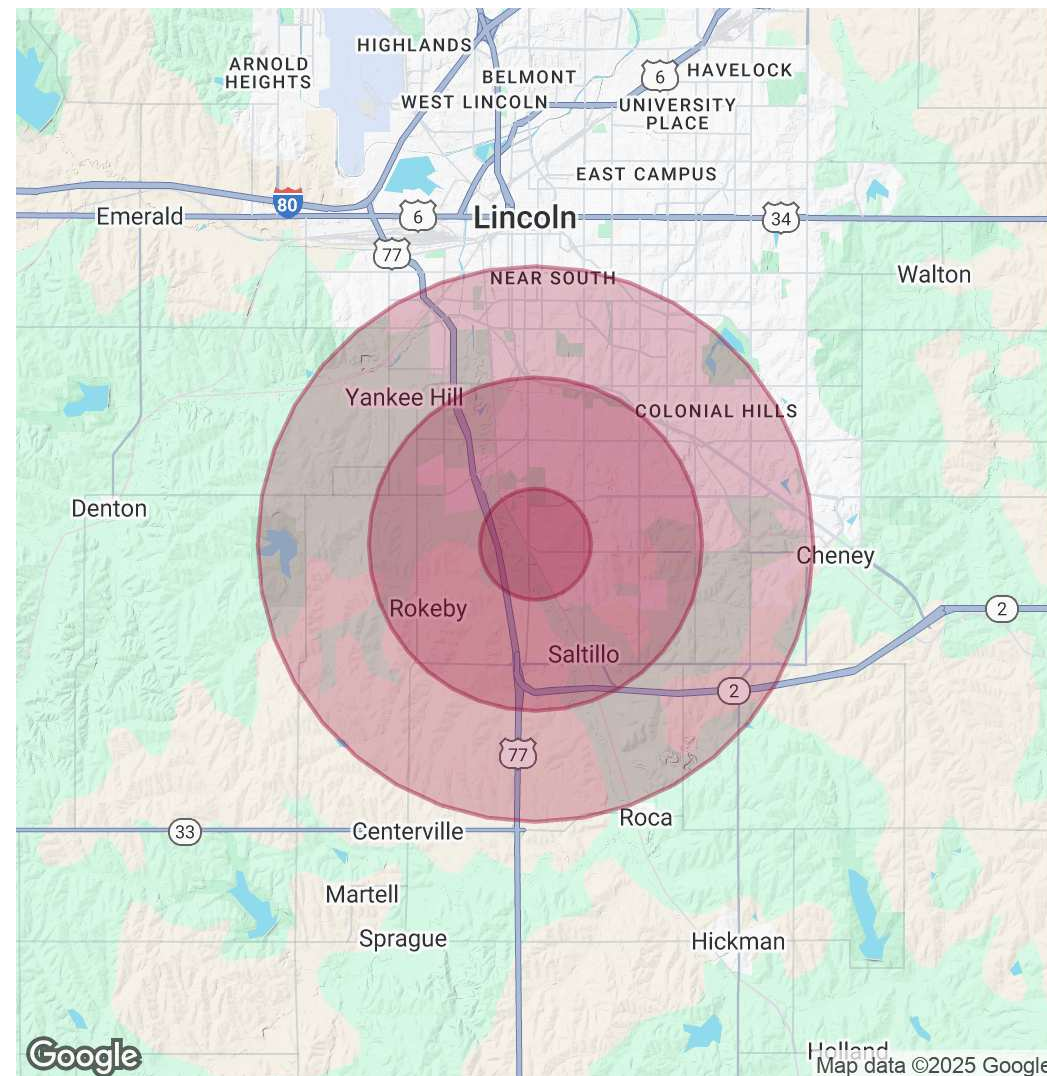


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,953	39,127	107,927
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,363	15,603	44,070
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$125,143	\$121,426	\$106,416
Average House Value	\$413,516	\$393,833	\$343,777

Demographics data derived from AlphaMap



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