

Leased

Space Available

Leased

FOR LEASE

**3,000 SF of Industrial Flex/Office Space Available**

2201 Thurston Circle | Bellevue, NE | \$9.95 PSF + NNN



**Pat Heiser**

402 875 3600

[pheiser@linepartners.com](mailto:pheiser@linepartners.com)



**Mattison Wenzl**

402 540 8587

[mwenzl@linepartners.com](mailto:mwenzl@linepartners.com)

Lincoln, NE

402 477 9300

[linepartners.com](http://linepartners.com)



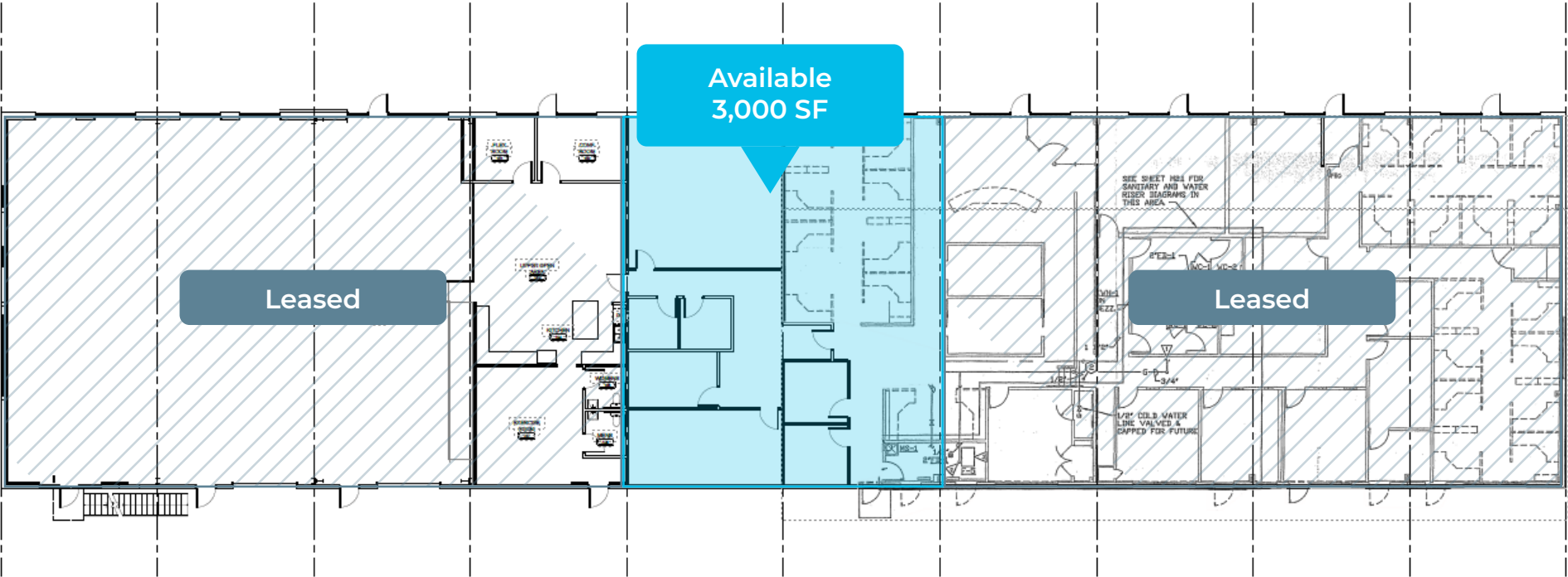
## Property Description

Prime Flex Industrial Space available for Lease.  
3,000 SF space currently built out with a conference room,  
offices, and restroom.

### PROPERTY DETAILS:

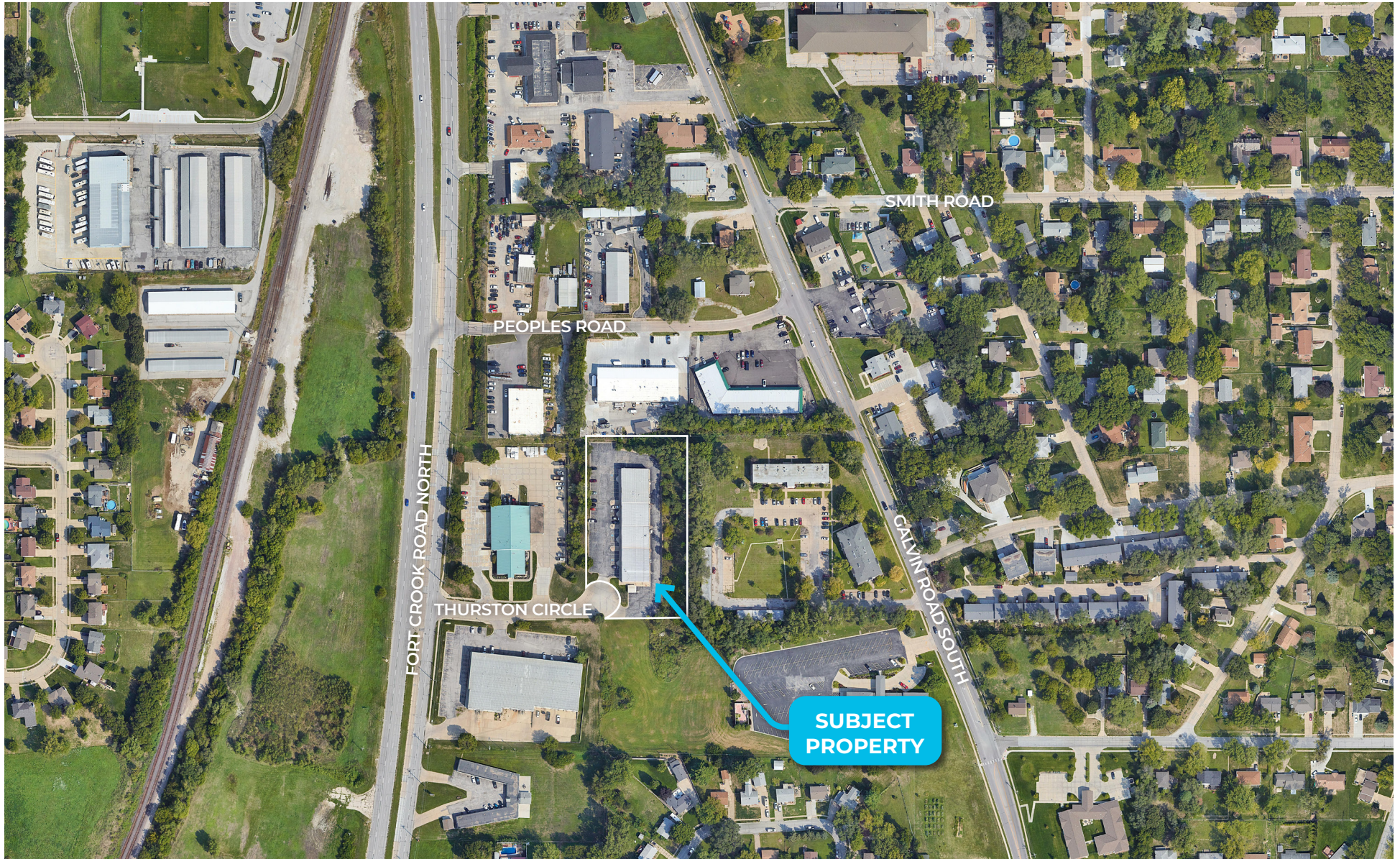
- Land Area: 2.177 acres
- Zoning: 04 Industrial
- Total Building SF: 15,000
- Ceiling Height: 22-23'
- Year Built: 1999
- Drive Doors: 4
- Building Class: A
- Parking: 50+ Stalls





2201 Thurston Circle  
Property Photos





NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.