

MOVE-IN READY - SOUTH LINCOLN WAREHOUSE/DISTRIBUTION BUILDING - FOR LEASE



1110 ARIES DRIVE
LINCOLN, NE 68512

PROPERTY TYPE: Warehouse / Distribution

BUILDING SIZE: 25,417 SF

ZONING: I-3

LEASE RATE: \$9.50/SF/YR NNN

AVAILABLE: Immediately



PROPERTY HIGHLIGHTS

- EXCELLENT SOUTH LINCOLN LOCATION
- STAND ALONE BUILDING
- VERY CLEAN PROPERTY
- INCLUDES 3,234 SF OF MODERN OFFICE FINISH
- FOUR (4) DOCK DOORS WITH DOCK LEVELERS:
 - TWO (2) 48" DOCK HEIGHT DOORS
 - TWO (2) 40" DOCK HEIGHT DOORS
- ONE (1) AT-GRADE OVH DOOR (11' WIDE X 12' HIGH)
- AMPLE PARKING
- SOLID CONSTRUCTION
- HEATED WAREHOUSE SPACE



PRISM
COMMERCIAL
a Berkshire Hathaway Affiliate

TODD LORENZ

402.730.3877

Todd.Lorenz@PrismNE.com

LISA LORENZ

612.578.4125

Lisa.Lorenz@HOMEREALTY.com

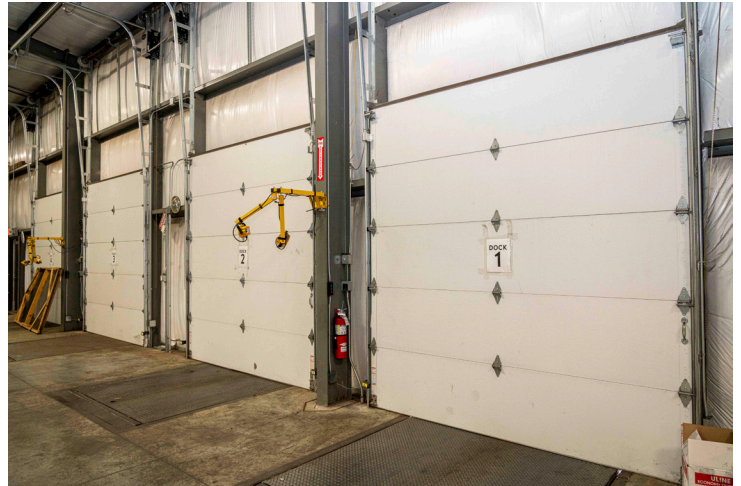
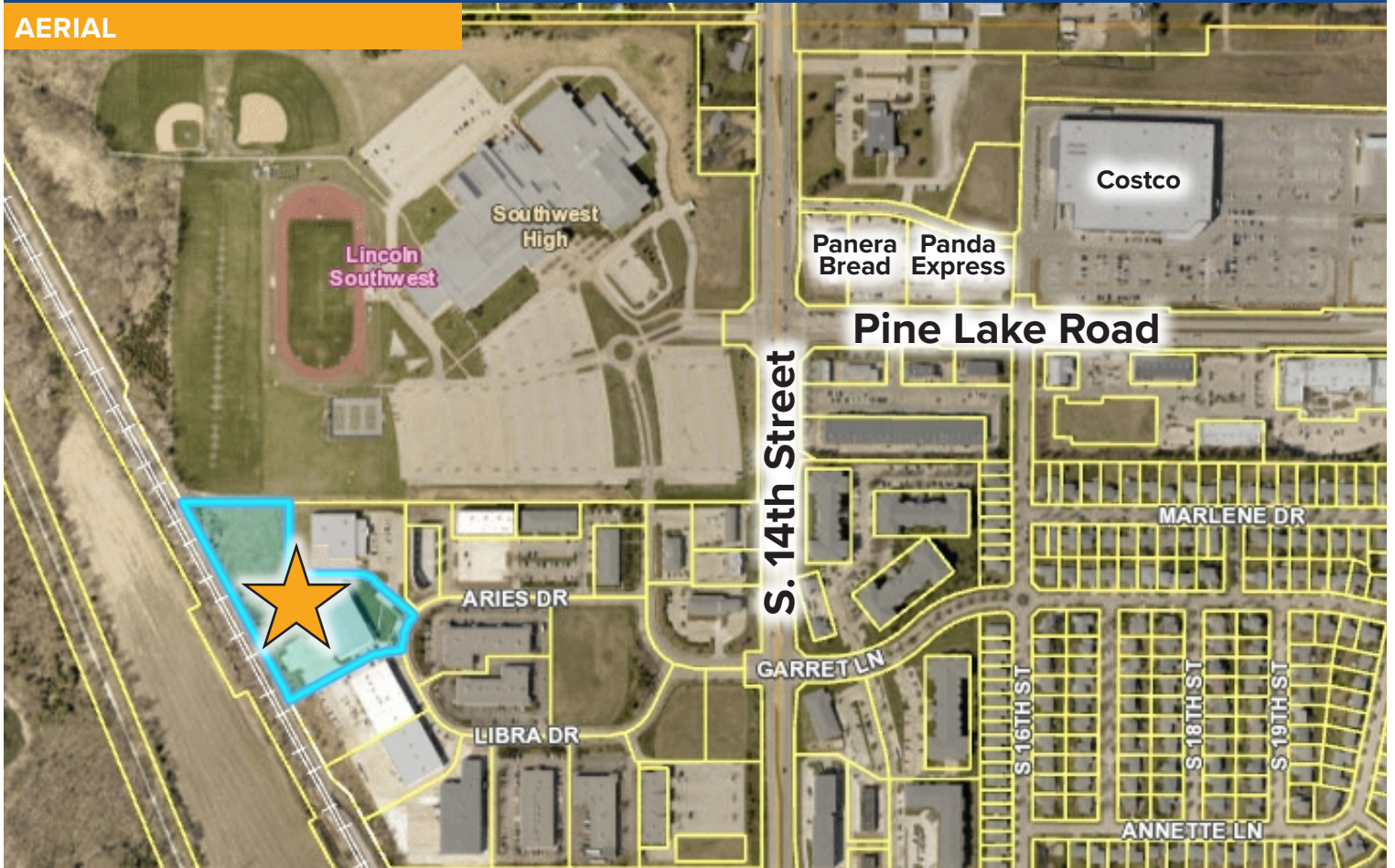
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AERIAL



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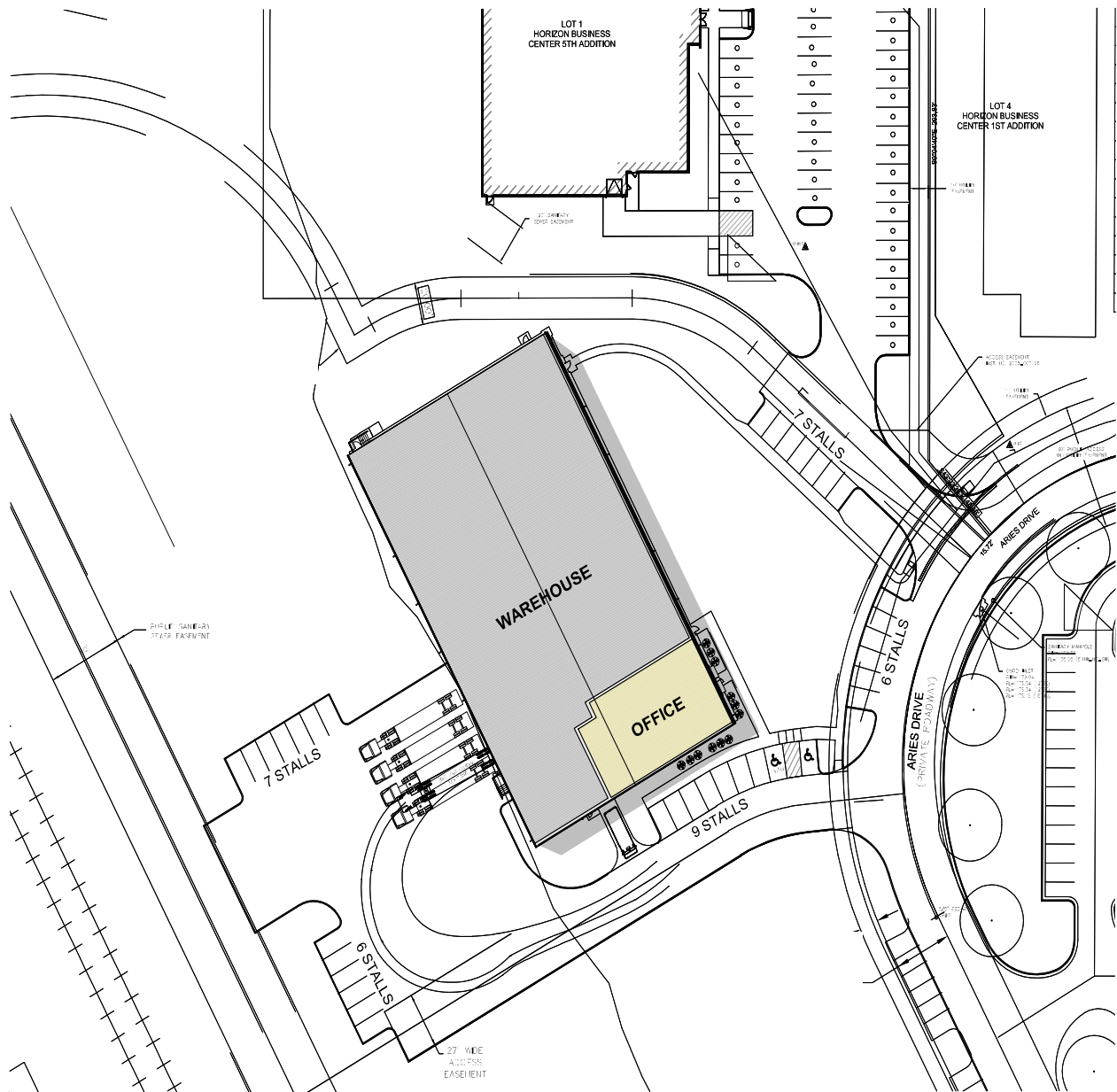
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SITE PLAN



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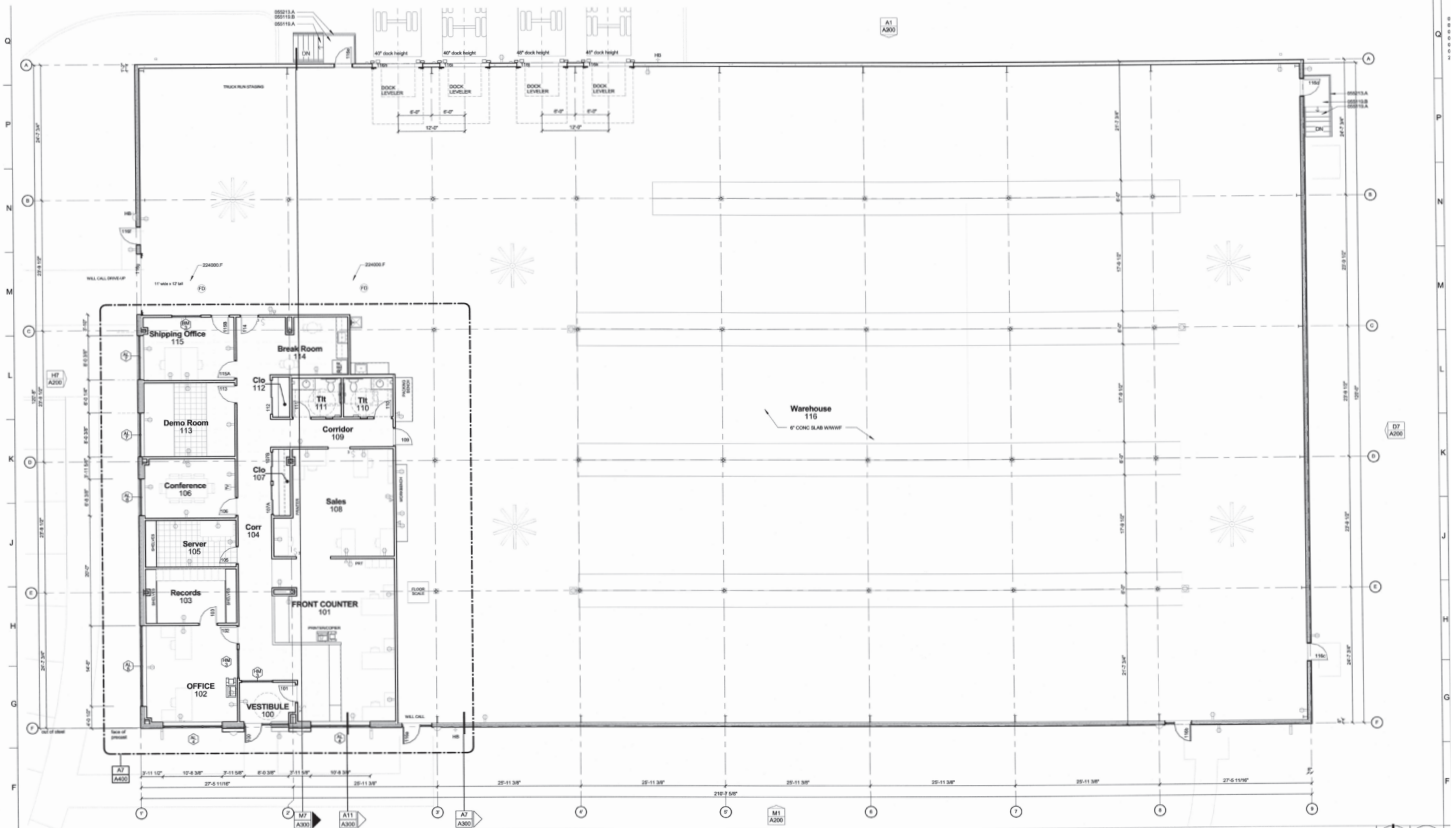
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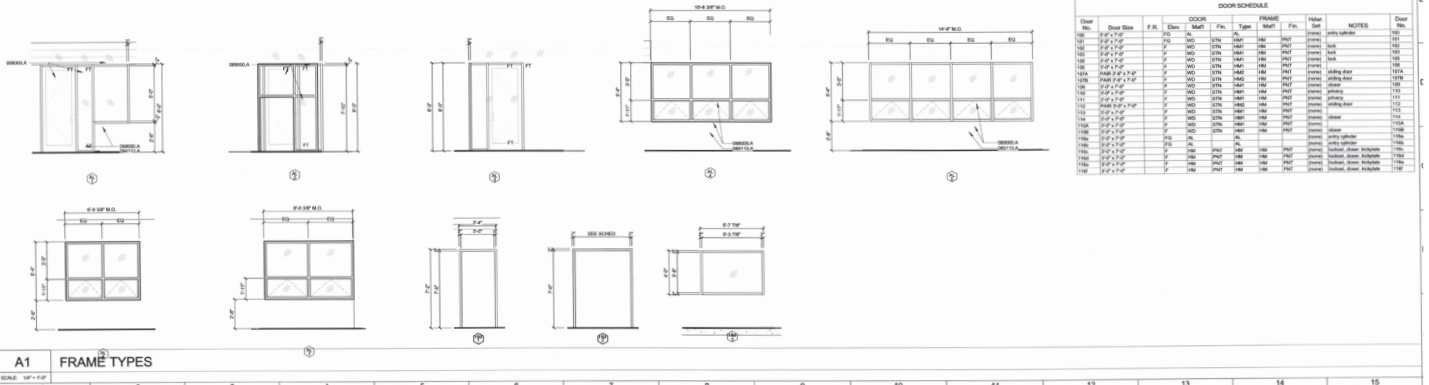
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FLOOR PLAN



E1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



A1 FRAME TYPES

SCALE: 1/8" = 1'-0"



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ADDITIONAL PHOTOS



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