

FOR LEASE

2380 PRODUCTION DR, ROCA, NE 68430

INDUSTRIAL | 2,400 SF | \$13.00 SF/YR (MG)



PRESENTED BY:

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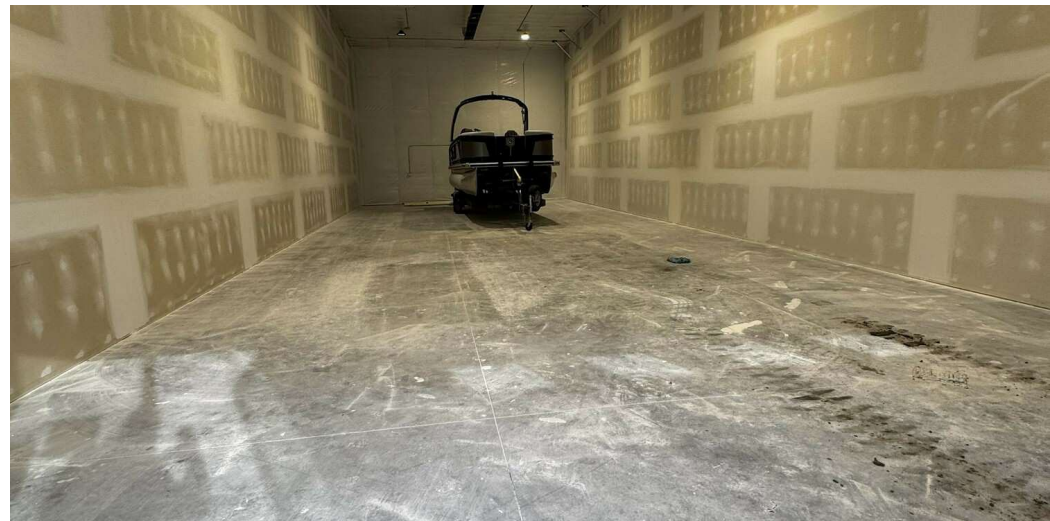
Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Now available for lease: a newly constructed industrial unit in Southwest Lincoln, ideally positioned along the beltway for seamless access and connectivity. This versatile space is well-suited for small to medium-sized businesses seeking a , high-quality facility in a growing commercial corridor. With flexible layout options this property is designed to support a range of industrial, warehouse, or operational needs. An excellent opportunity to establish or expand your business in a strategic and high-demand location.

PROPERTY HIGHLIGHTS

- Newly constructed industrial space with modern features
- Ideal for small to medium-sized businesses
- Prime location along the beltway for excellent access and connectivity
- Flexible layout options to accommodate various operational needs

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LOCATION DESCRIPTION

Situated in Southwest Lincoln along the beltway, this property offers convenient access to major transportation routes and a growing commercial hub.

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Available SF:	2,400 SF
Building Size:	12,000 SF

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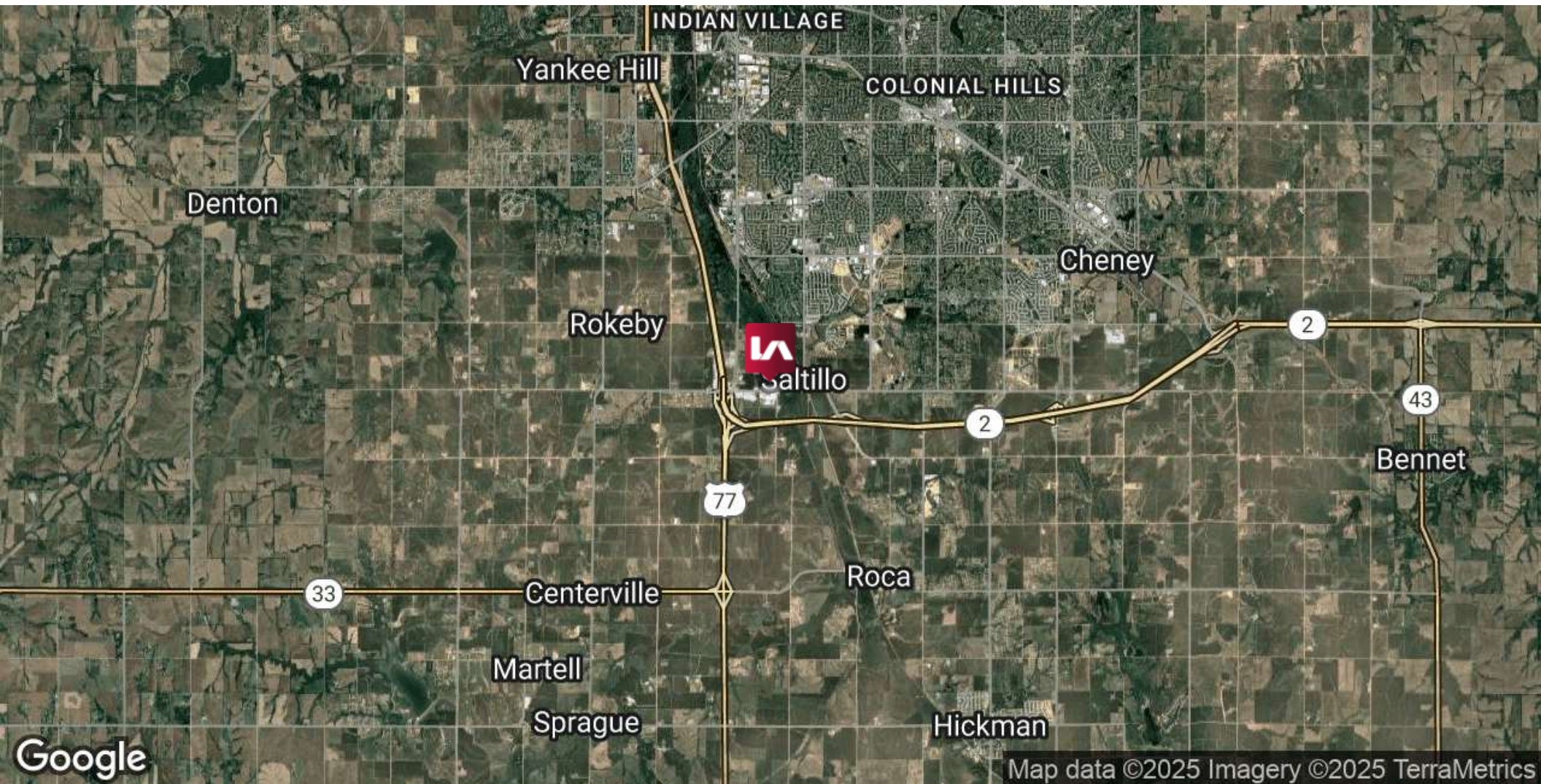
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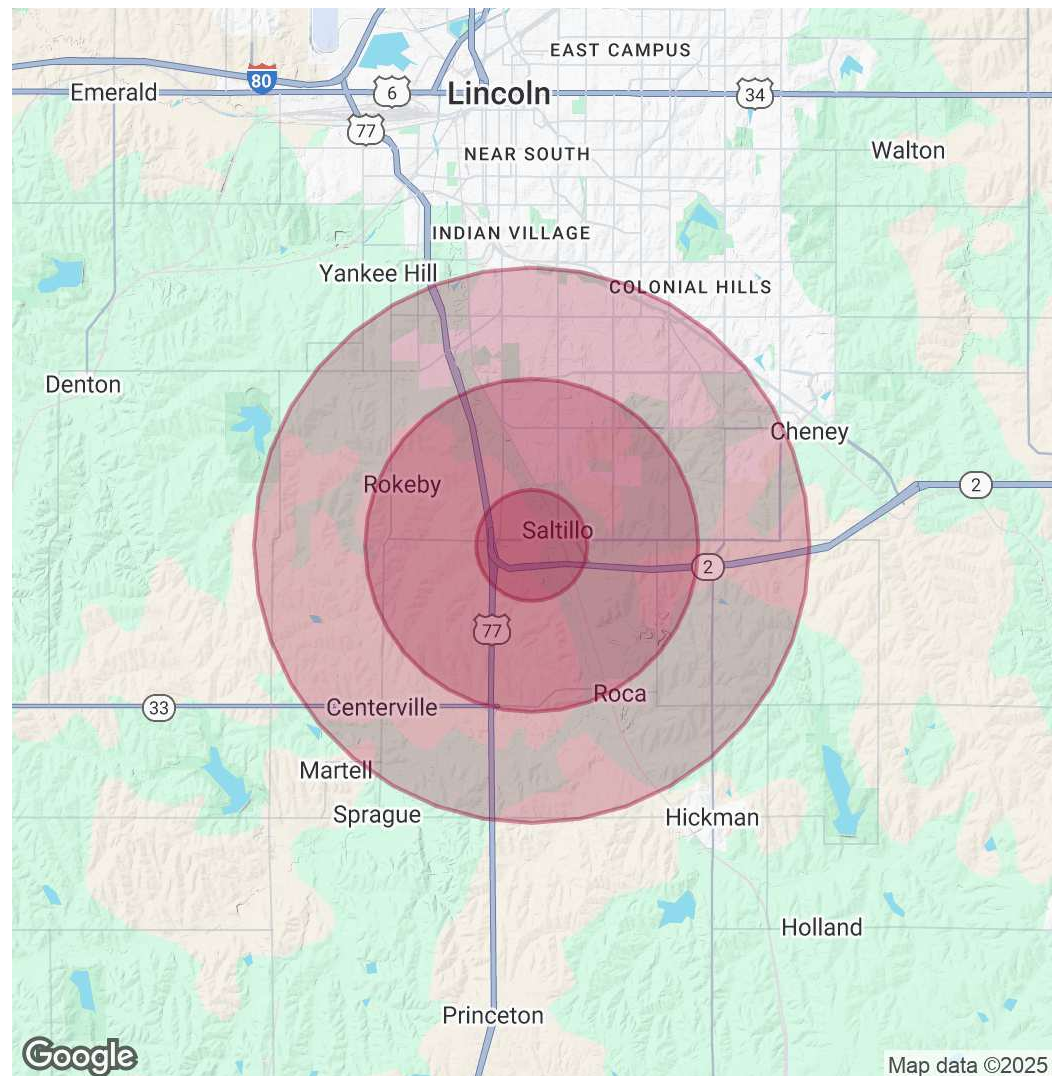
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	105	13,726	49,600
Average Age	44	38	39
Average Age (Male)	44	37	38
Average Age (Female)	44	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	41	5,359	19,449
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$144,182	\$134,647	\$130,115
Average House Value	\$567,533	\$439,775	\$418,971

Demographics data derived from AlphaMap



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