



Industrial Sites: 1,200 Acre Development

LNK Enterprise Park

NW 48th Street, Lincoln, NE

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Discover Opportunity at LNK Enterprise Park

Lincoln Air Park – Key Highlights

- Gateway location within Lincoln’s premier industrial corridor
- Easy Access to I-80
- Long-term ground lease opportunities on development-ready land
- Managed by the Lincoln Airport Authority for long-term stability
- Ideal for manufacturing, logistics, and aviation-adjacent users

Site & Infrastructure

- Fully served by city utilities
- Direct access from Airpark Road and Highway 34
- Quick connectivity to I-80 and major regional transportation routes
- Flat topography with minimal site work required

Business Environment

- Home to established industry leaders including Timpte, Hexagon Lincoln, and Duncan Aviation
- Strong industrial ecosystem with access to a skilled local workforce
- Flexible parcel configurations to accommodate a variety of development needs

Development Considerations

- Airport-specific building and height guidelines apply
- Opportunities to build 10,000-1,000,000 SF
- Long-term land leases available
- Some sites offer rail access

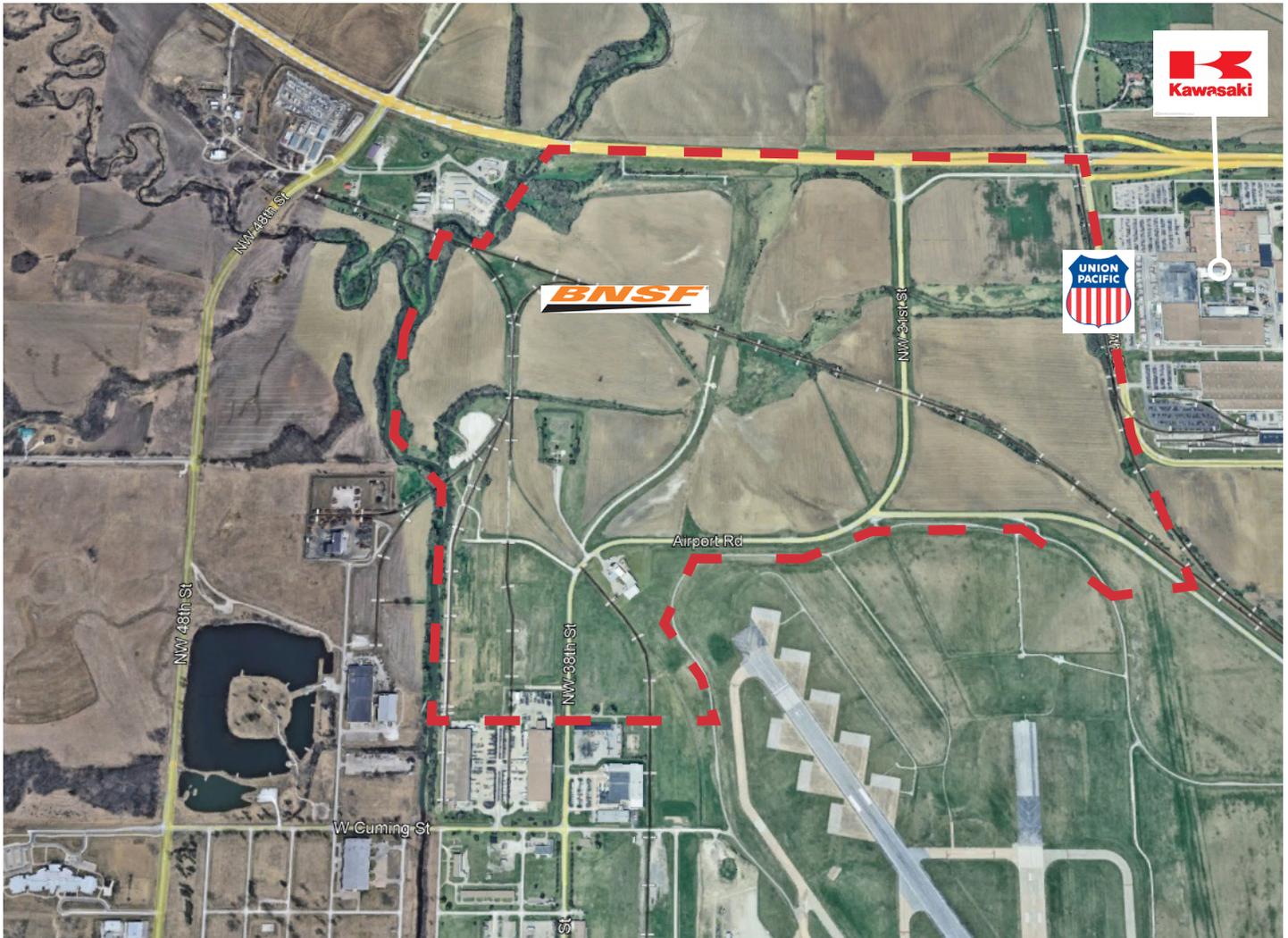
Ideal For

- New facility development
- Great sites for data-centers, manufacturing, logistics, or aviation-adjacent manufacturing
- Secure, long-term environment supporting growth and expansion
- Long-term expansion and operational stability

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Rail Access Development Opportunities

- Approximately 650 Acres available for development in 20-40 acre lots
- Located in the city limit
- Located within Foreign Trade Zone #59
- Limited existing roadways providing design flexibility
- Rail access in this area
- Access to City of Lincoln sewer/water, Black Hills Energy natural gas,
- Electricity provided by Lincoln Electric System (LES) electricity
- 20-30 Year initial land-lease terms
- \$0.20 per square foot per year

LNK Enterprise Park



Industrial Development Opportunities

- 1-40 Acres lots available for development in existing industrial park
- Existing roadways and infrastructure
- Located in the city limit
- Access to City of Lincoln sewer/water, Black Hills Energy natural gas, and LES electricity
- 20-30 Year initial land-lease terms
- \$0.20 per square foot per year

Why Invest in Lincoln, Nebraska?

A Stable, Growing Midwestern Market with Strong Fundamentals

Lincoln offers investors a compelling blend of economic stability, population growth, and livability — making it one of the Midwest's most reliable markets for industrial investment.

Market Snapshot

Population (2023): ~294,000 (City), ~367,000 (Metro)

Median Household Income: \$70,300

Unemployment Rate (Aug 2025): 2.4% (vs. 3.8% U.S. average)

Major Employers

Lincoln benefits from a well-diversified employment base types:

- State of Nebraska (Government HQ)
- University of Nebraska–Lincoln (27,000+ students and staff)
- Bryan Health & CHI Health (Leading hospital systems)
- Ameritas (Insurance & financial services HQ)
- Hudl (National sports tech leader)
- Olsson (Regional engineering firm)
- Lincoln Public Schools
- Monolith (Innovative green energy manufacturing)



Economic Highlights

Government & Education Stability: As the state capital and home to a Big Ten university, Lincoln provides consistent employment and rental demand.

Emerging Tech Scene: Startups and innovation hubs, like Nebraska Innovation Campus, are creating jobs and attracting young professionals.

Logistics & Industry: Central U.S. location with strong infrastructure and access to I-80, rail, and air — supporting continued industrial growth.