

**FOR SALE/LEASE**

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

**INDUSTRIAL | SALE PRICE - \$1,675,000; LEASE RATE - \$8.00 SF/YR (NNN)**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

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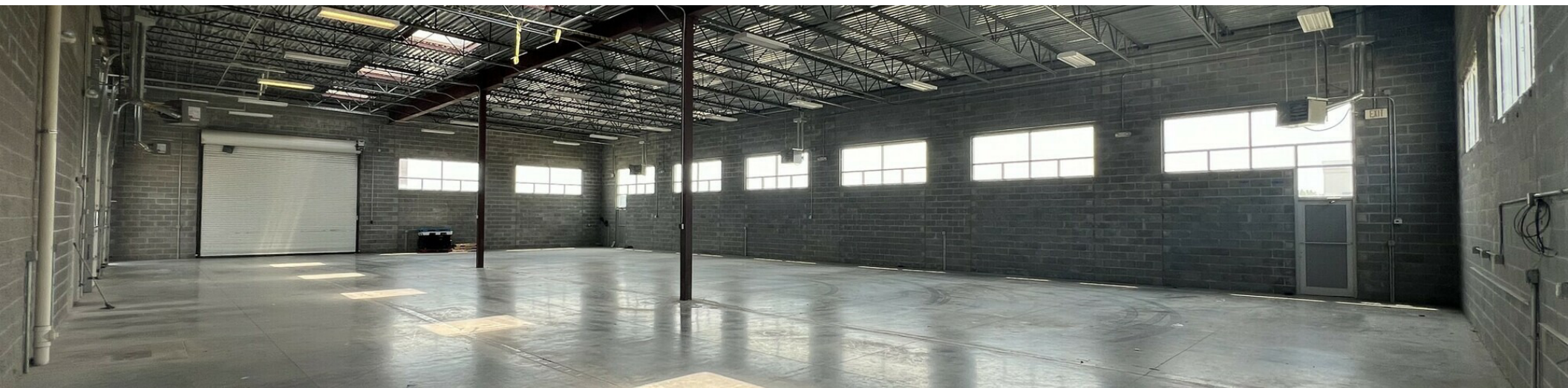




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Industrial



## PROPERTY DESCRIPTION

Located in Southwest Lincoln's Industrial Retail Park near 14th Street and Yankee Hill Road, this modern industrial flex building offers exceptional versatility for businesses or owner-occupants. Built in 2011–2012 on a 1.16-acre lot, the property totals ±12,032 SF and includes 20 on-site parking stalls, multiple drive-in doors, and 19-foot clear height throughout. The design accommodates a wide range of industrial and service uses, including contractors, light manufacturing, and storage. A portion of the building is currently leased Diamond Fitness Sports and Performance, a youth sports training operator, while the remaining ±6,753 SF makes up the other half of the property and is available for lease. The remaining space available for rent features a clean, open layout with a newly remodeled restroom, efficient loading access, and a negotiable tenant improvement allowance, including HVAC. The landlord is willing to pay for the installation of garage doors on the west side of the building with qualifying lease terms. This is an ideal opportunity for an owner-user or investor seeking a quality property in a prime south Lincoln.

## LOCATION DESCRIPTION

Prime south Lincoln location near 14th Street & Yankee Hill Road. The property is positioned in a busy industrial area of Southwest Lincoln, providing good visibility and easy access to major roadways. Easy access to Highway 2, 27th Street, and the South Beltway corridor.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,675,000
<b>Building Size:</b>	12,032 SF
<b>Lease Rate</b>	\$8.00 SF/yr (NNN)
<b>Available SF for Lease:</b>	6,753 SF

## CONTACT

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## PROPERTY HIGHLIGHTS

- ±12,032 SF available for sale on 1.16-acre site with flexible industrial/flex configuration
- ±6,753 SF available for lease with 19 ft clear height and multiple drive-in doors and a newly remodeled restroom
- Perfect for owner-occupant, industrial user, or storage with blank canvass to build out to your business needs
- 20 on-site parking stalls with excellent site circulation for trucks and staff
- Improvement allowance negotiable, including HVAC
- Prime south Lincoln location near 14th Street & Yankee Hill Road with easy access to Highway 77, Highway 2, and the South Beltway

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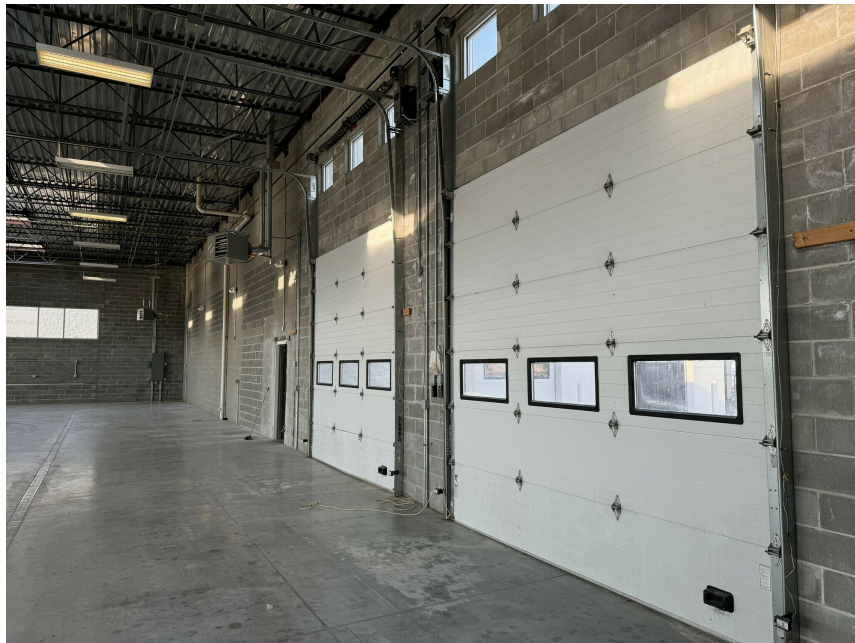
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**Landlord willing to pay for garage door installation with qualifying lease terms.**

*\*Photo has been photoshopped to show potential garage door installation.*

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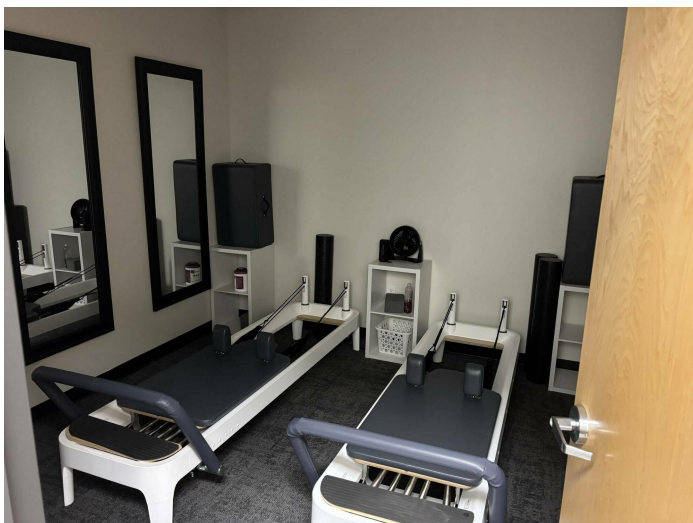
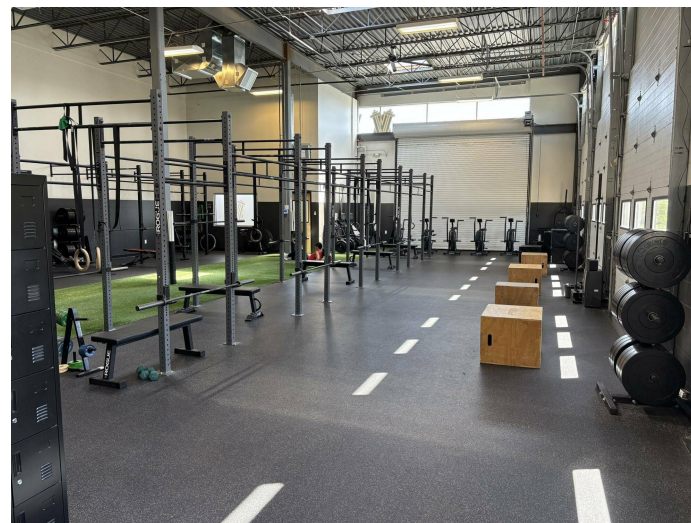
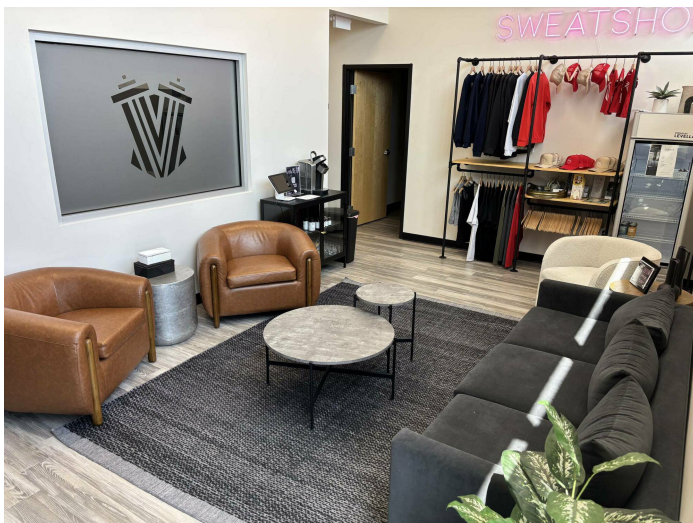
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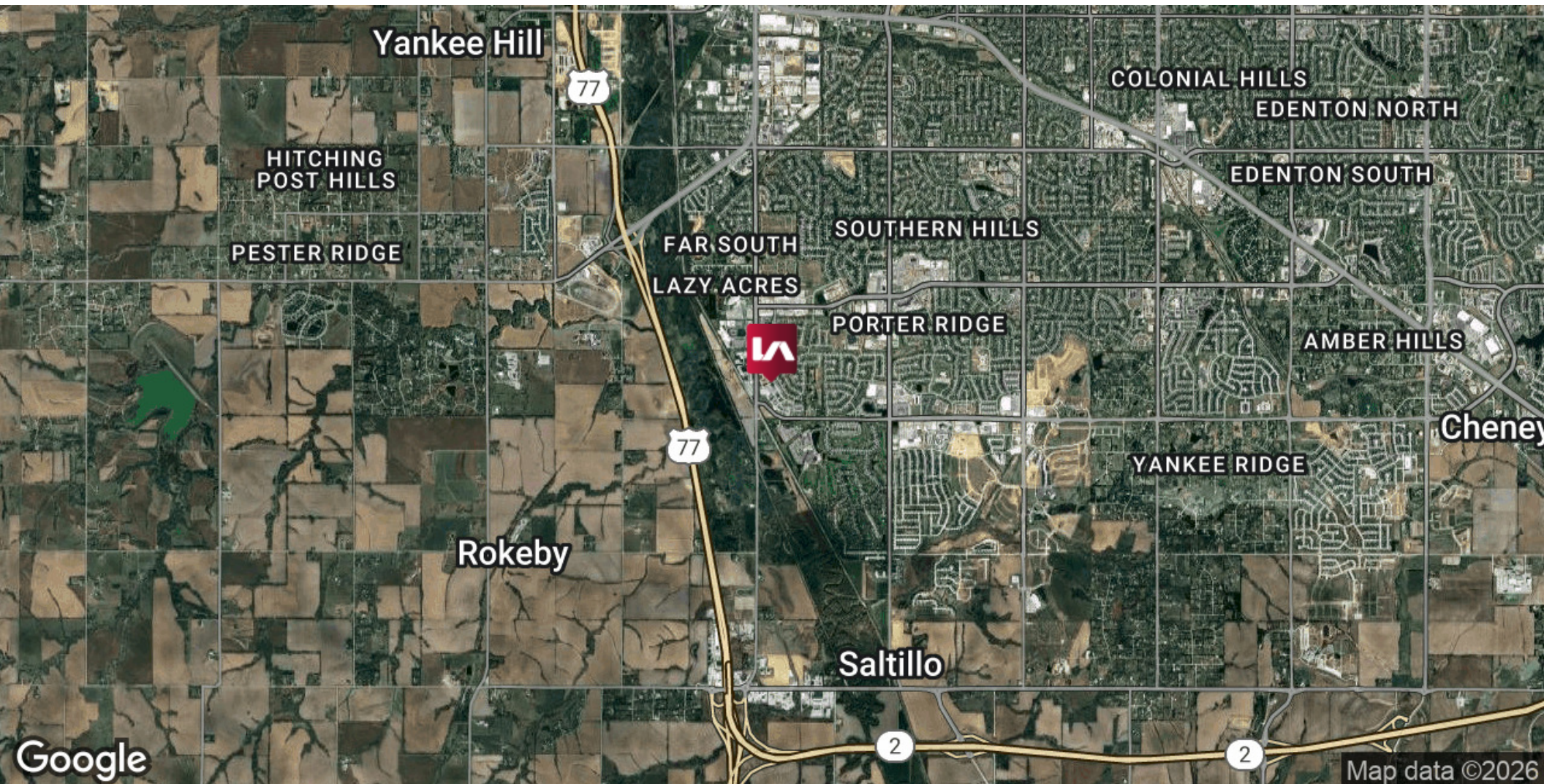
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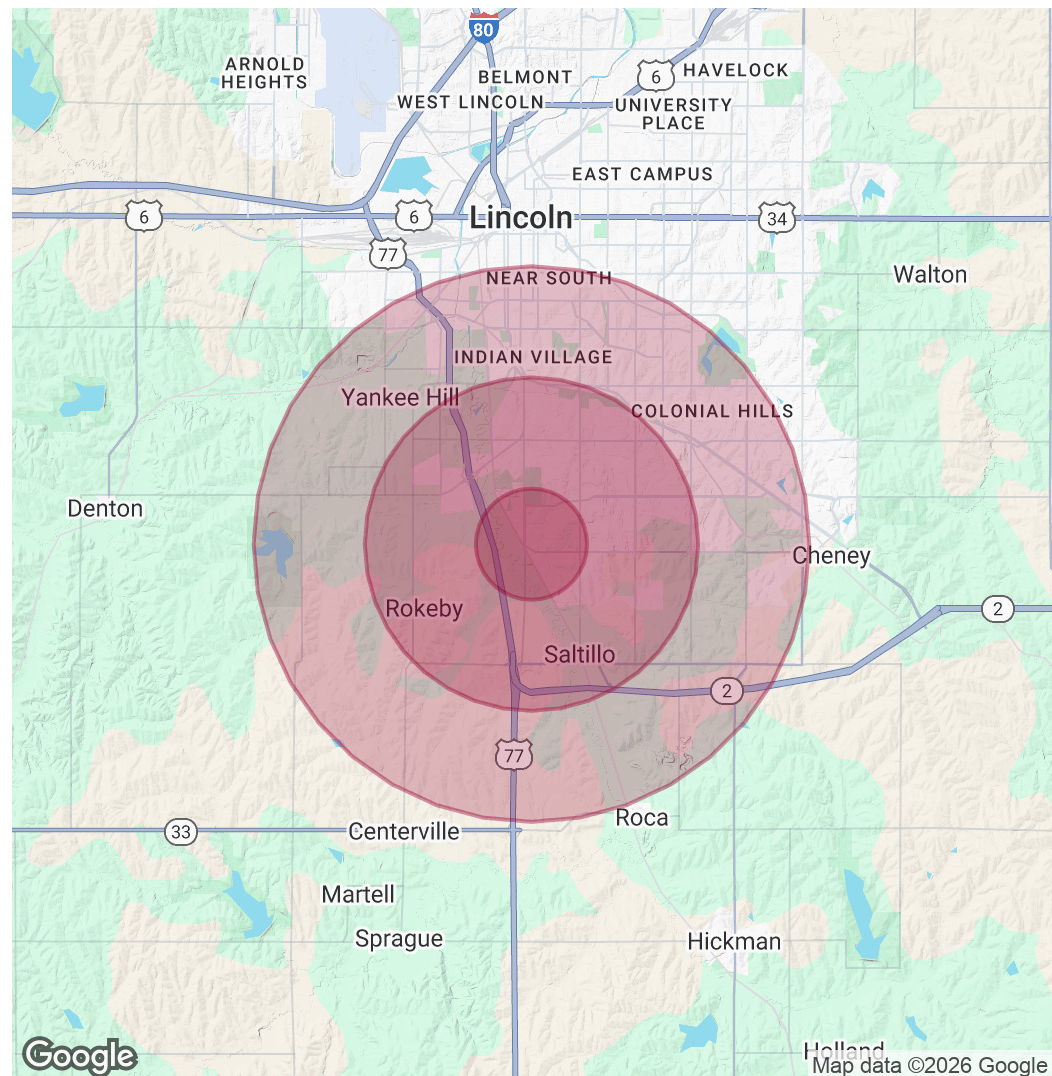
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,953	39,127	107,927
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	40

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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