

FOR LEASE - LINCOLN INDUSTRIAL PROPERTY

5700 CORNHUSKER HWY, LINCOLN, NE 68507

INDUSTRIAL | 3,000 - 27,000 SF | \$11.00 SF/YR (MG)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

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Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888



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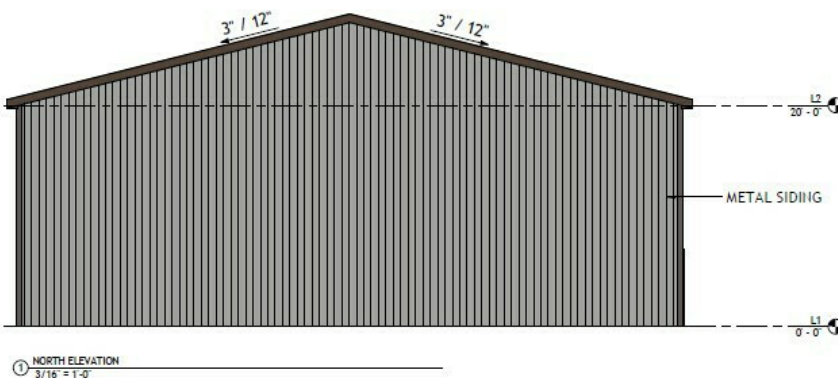
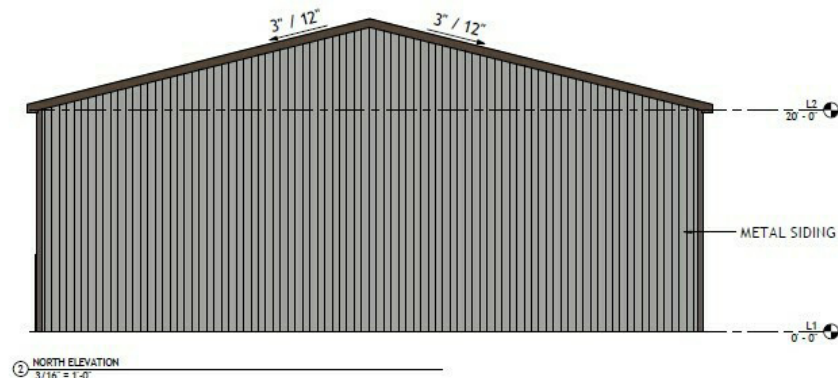
SUMMARY & PROPERTY DESCRIPTION

Lee & Associates is proud to present this premier leasing opportunity featuring seven (7) industrial bays totaling 27,000 SF in northeast Lincoln. Slated for completion in April 2026, this new development offers 20-foot clearance heights, ample electrical capacity, and overhead gas heating in each unit. Strategically positioned just off N 56th Street—with prominent frontage along Cornhusker Highway, a key east-west thoroughfare—this location is further enhanced by its proximity to Google's upcoming data center, signaling strong economic growth in the area.

Scheduled for completion in April 2026, this in construction 27,000 SF building will feature seven bays: three (3) bays at 3,000 SF and four (4) bays at 4,500 SF. All units will be equipped with two (2) overhead gas heaters. The larger 4,500 SF bays will offer 600 amps of electrical service through three (3) 200A panels, while the 3,000 SF bays will provide 400 amps via two (2) 200A panels. With a 20-foot clearance height, this building is designed to meet the diverse needs of today's industrial users.

LOCATION DESCRIPTION

Located in northeast Lincoln, this building is situated within the N 56th Street industrial corridor, offering excellent visibility along Cornhusker Highway and convenient access to I-80. Its strategic location provides strong business potential for tenants. With Google's new data center currently under construction nearby, and several new larger tenants in the immediate vicinity, the area is experiencing significant economic growth.



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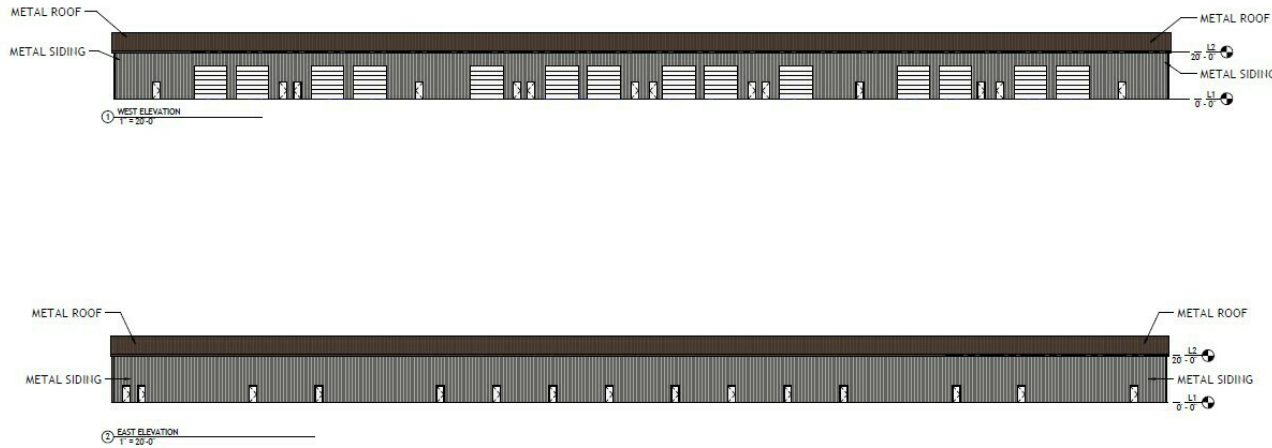
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PROPERTY HIGHLIGHTS

- Frontage to Cornhusker Hwy
- Direct access to I-80 via 56th St
- Ample electric capacity
- 20' clearance height
- Expected completion of April 2026

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Number of Units:	7
Available SF:	3,000 - 27,000 SF
Lot Size:	1.92 Acres
Building Size:	27,000 SF

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1-7	3,000 - 27,000 SF	Modified Gross	\$11.00 SF/yr	7 Bays: Three (3) bays at 3,000 SF and Four (4) bays at 4,500 SF

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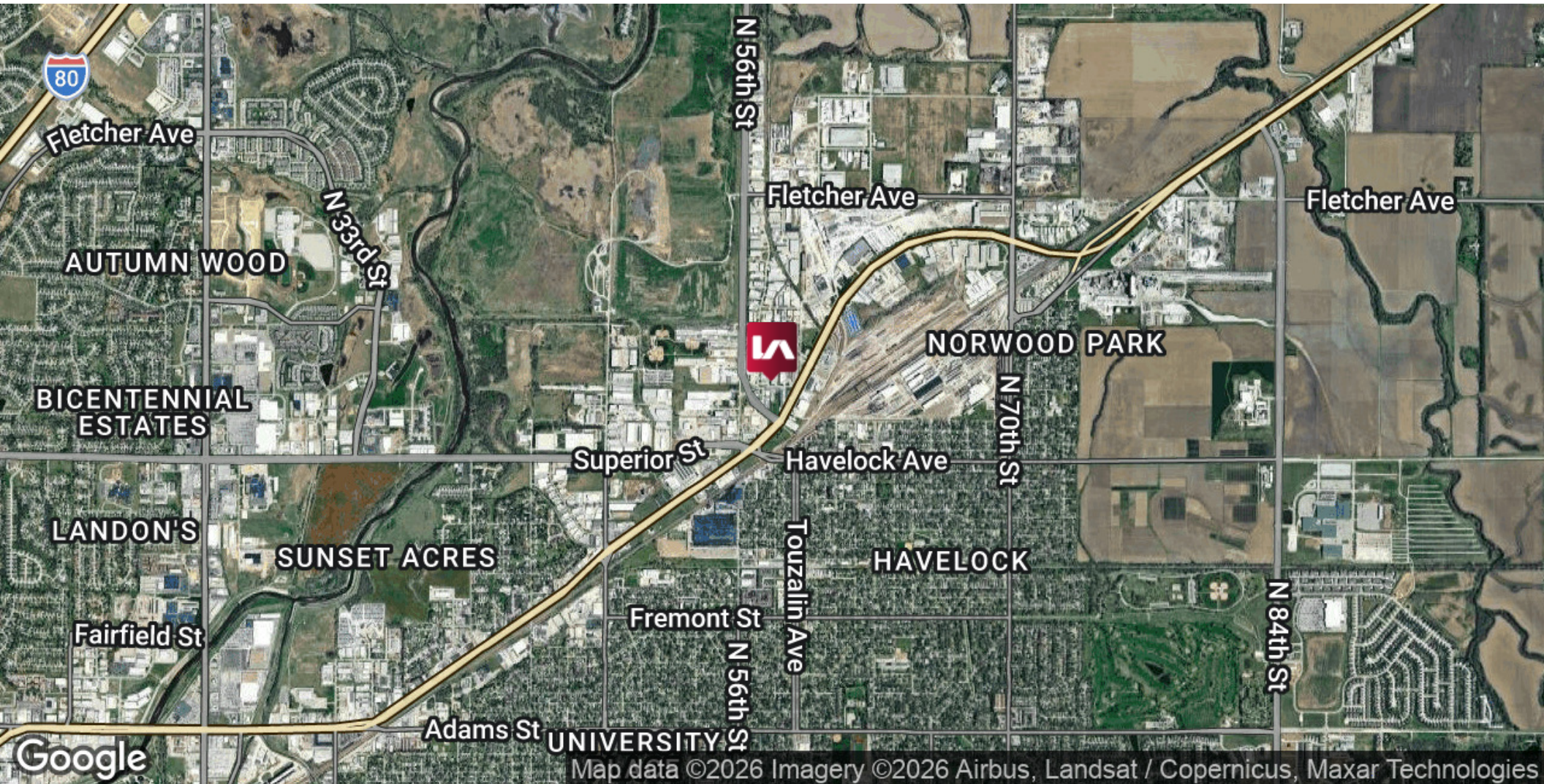
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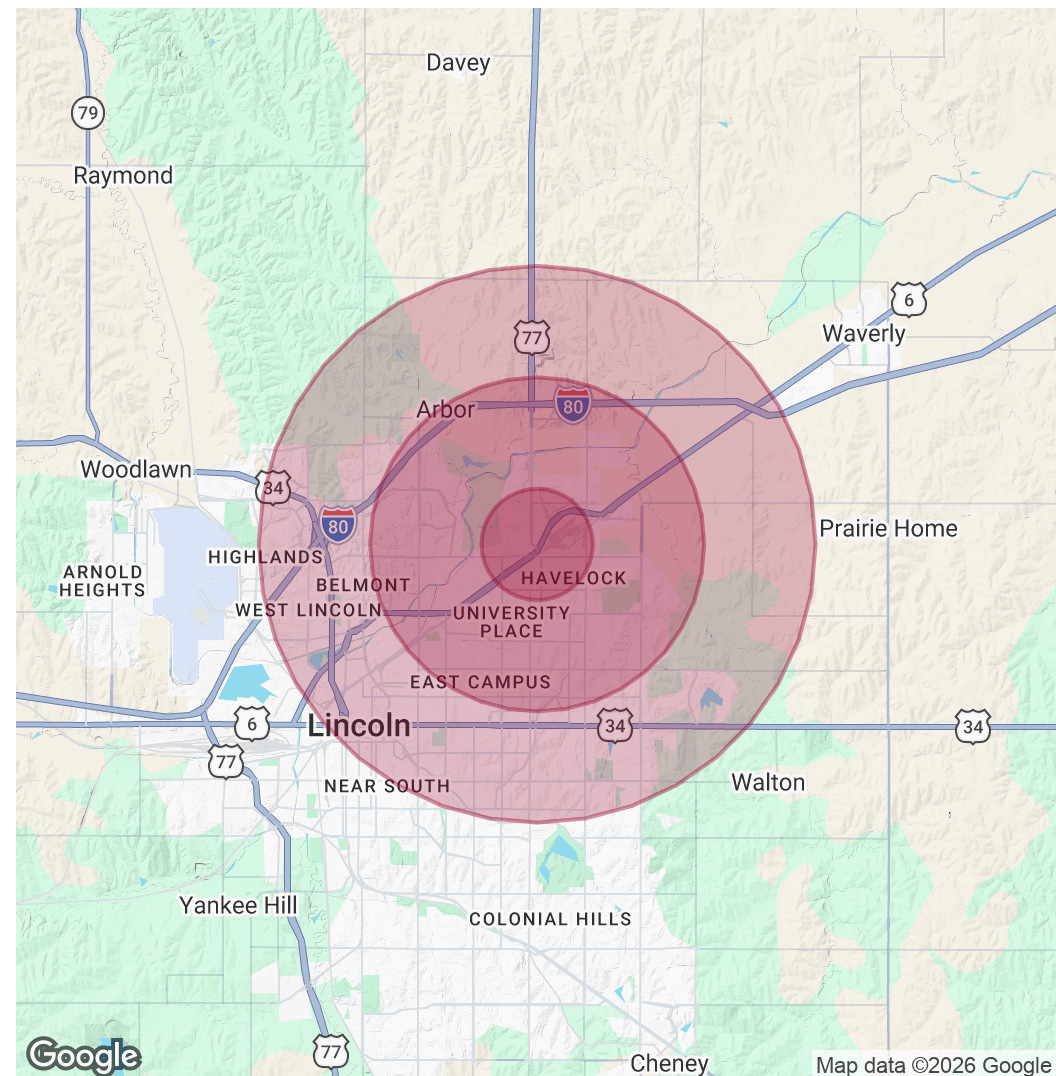
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,582	59,290	142,754
Average Age	42	38	37
Average Age (Male)	41	37	36
Average Age (Female)	44	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,268	25,193	57,620
# of Persons per HH	2	2.4	2.5
Average HH Income	\$62,875	\$78,007	\$81,665
Average House Value	\$173,617	\$224,986	\$249,634

Demographics data derived from AlphaMap



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