

SOUTH LINCOLN WAREHOUSE SPACE FOR LEASE



3130 S. 6TH ST. SUITE 104 & 106
LINCOLN, NE 68502

PROPERTY HIGHLIGHTS

PROPERTY TYPE: Industrial

BUILDING SIZE: 9,000 SF Warehouse (Unit 106)
3,000 SF Office/Warehouse (Unit 104)

ZONING: I-1 - Industrial District

RENT RATE: ~~\$8.95/SF/YR NNN~~
\$7.00/SF/YR NNN
(6 MONTH)

AVAILABLE: Immediate

WAREHOUSE (UNIT 106):

- 9,000 SF
- (2) 12'x14' At-grade OVH Doors
- (1) 8'x9' Dock Height OVH Doors
- Electric Door Openers
- 16' Clear Ht
- Restroom
- Unit Heaters

OFFICE/WAREHOUSE (UNIT 104):

- 3,000 SF
- (1) 8'x9' Dock Height OVH Door
- (1) Private Office
- (1) Showroom
- (1) Warehouse
- AC & Heat
- Restroom



**2-MONTHS OF
BASE RENT ABATEMENT**
WITH A 3-YEAR INITIAL TERM LEASE

PROMOTIONAL STARTER RENT RATE
\$7.00/SF/YR NNN
(6 MONTH)



PRISM
COMMERCIAL
a Berkshire Hathaway Affiliate

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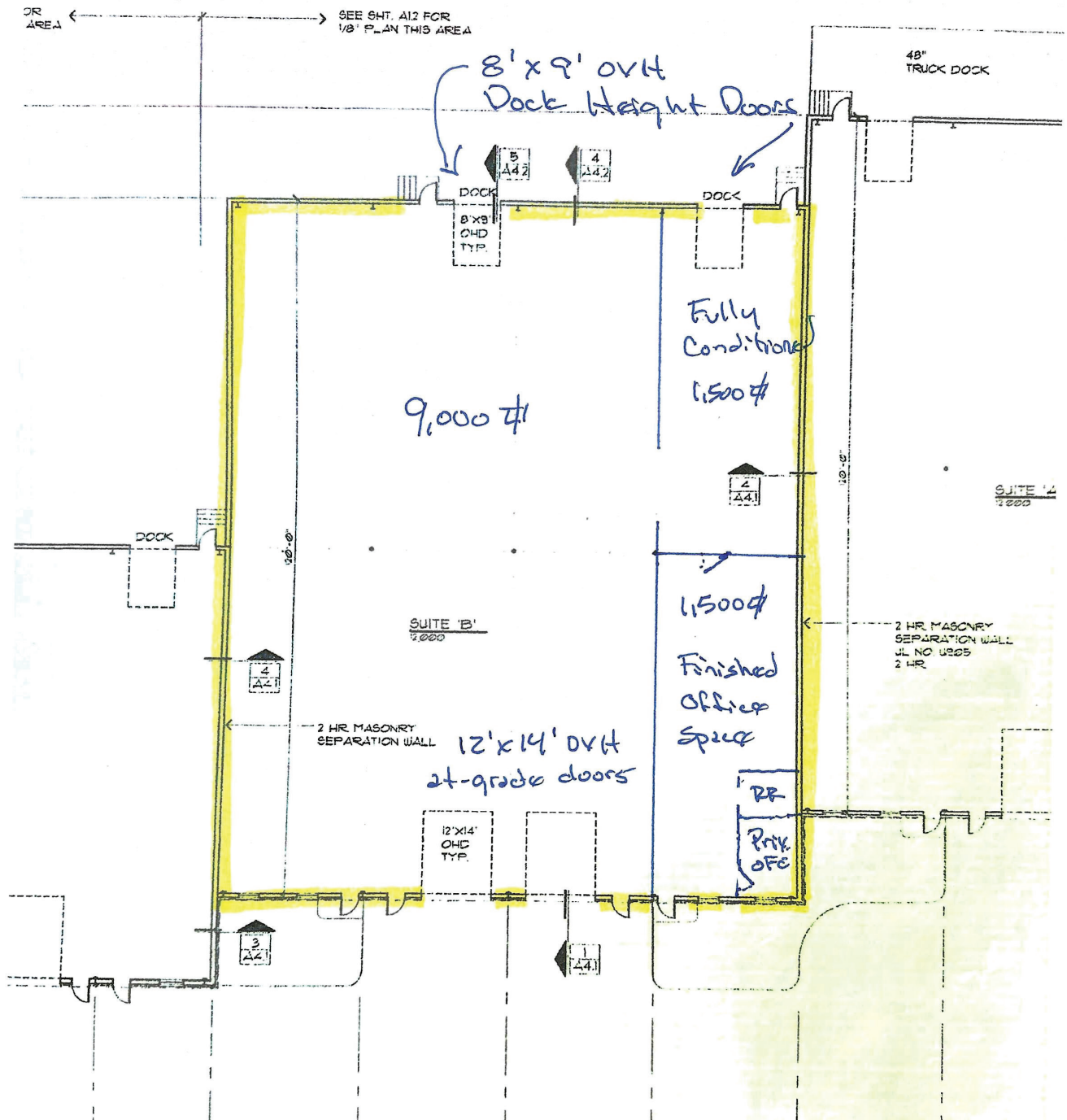
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FLOOR PLAN



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ADDITIONAL PHOTOS



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