

# 2,400, 3,600, 6,000 OR 12,000 SF WAREHOUSE/FLEX - FOR SALE SOUTH LINCOLN



2410 PRODUCTION DR, UNIT 3, 4, 7 & 8  
LINCOLN, NE 68430

PROPERTY TYPE: Warehouse

BUILDING SIZE: 2,400 – 12,000 SF

ZONING: I-1

PURCHASE PRICE: \$1,695,000  
(\$144/SF)

## PROPERTY HIGHLIGHTS

- EXCELLENT SOUTH LINCOLN LOCATION
- 12,000 SF PRE-ENGINEERED STEEL BUILDING (100' W X 120' D)
- STANDING SEAM METAL ROOF
- CLEAR HEIGHTS
  - 18'-1" AT END WALL
  - 20'-8" AT MIDDLE OF SPACE
- (6) STOREFRONT STYLE 36" GLASS DOOR WITH 36" GLASS SIDE LIGHT
- (6) 14' X 14' OVH GARAGE DOORS WITH WINDOWS & ELECTRIC OPENERS
- RADIANT TUBE HEATERS
- LED LIGHTING
- 5" THICK CONCRETE FLOOR SLAB
- DRIVE-THROUGH PASSAGE THROUGH THE BUILDING
- BUILDING MAY BE FURTHER DEMISED IN THE FUTURE



# PRISM

Commercial Division of HOME Real Estate  
a Berkshire Hathaway Affiliate

**TODD LORENZ**  
**402.730.3877**

**Todd.Lorenz@PrismNE.com**





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AERIAL



EXTERIOR LOOKING WEST



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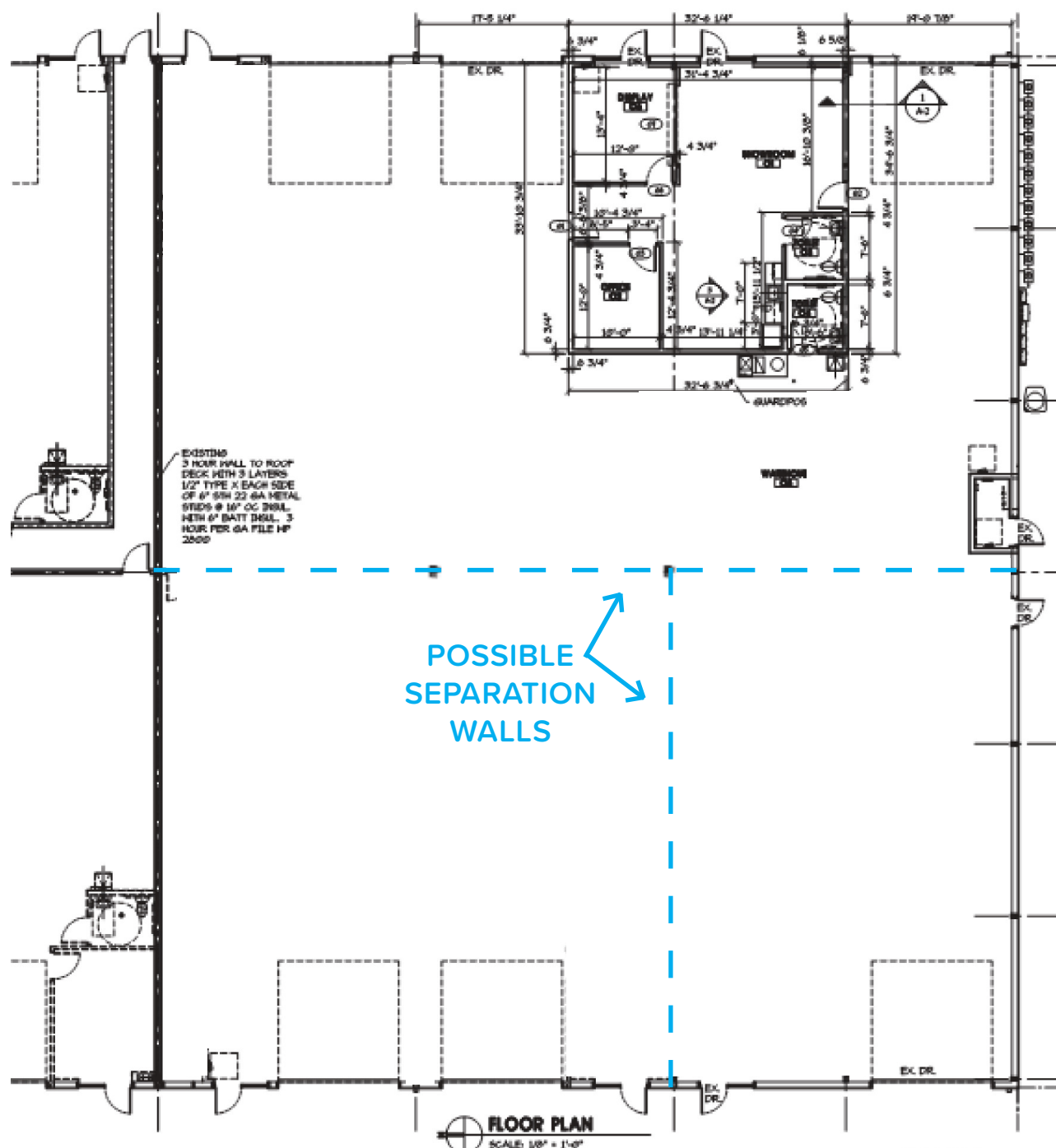


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## FLOOR PLAN



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ADDITIONAL PHOTOS



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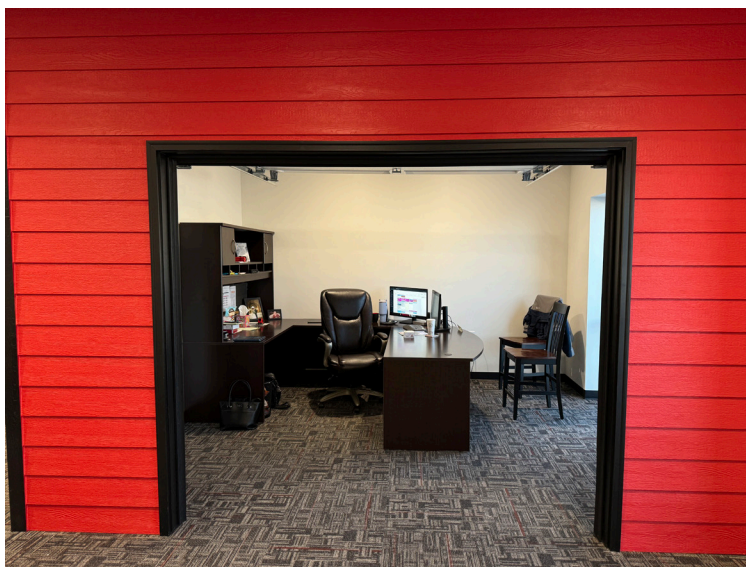


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