



Storage Units
For Rent
402-937-1910
www.linepartners.com

FOR LEASE

2120 Market Street

Beatrice, NE 68310

6,600 SF | \$3.00 PSF, NNN

Individual 1,320 SF shared bays can be leased for \$450 per bay per month

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2120 Market Street

About the Property

Centrally located industrial flex space for lease in Beatrice, just off Market Street. Ideal for contractor bays, distribution, or flex space needs. Convenient access for loading and unloading with adaptable layout to suit various business requirements.

The 6,600 SF flex space consists of 5,280 SF of warehouse space and 1,320 SF of flexible office space. Space can be divisible into 1,320 SF bays. Additional features include floor drains, 18' ceilings, and four 14x14 overhead doors.

Leasing Options:

- 6,600 SF - Lease Rate \$3.00 PSF + NNN
- Individual 1,320 SF shared bays can be leased for \$450 per bay per month

BUILDING AND LEASE DETAILS:

- | | | |
|---|------------------------------------|------------------------------|
| ▶ Total Building SF: 6,600 SF | ▶ Ceiling Height: 18ft | ▶ Office: 1,320 SF |
| ▶ Property Type: Industrial/Flex | ▶ Overhead Doors: 4 (14x14) | ▶ Warehouse: 5,280 SF |



Note: All dimensions are approximations and are not guaranteed. Please field verify all measurements.





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