

# FOR SALE: *Industrial Land Opportunity*

6200, 6240 Fletcher Ave

Lincoln, NE 68507



## PROPERTY DESCRIPTION

Two parcels of highly accessible land near Hwy 77 and I-80.

## LOCATION DESCRIPTION

¾ mile south of I-80 exit with nearly 40,000 Traffic Count

## PROPERTY HIGHLIGHTS

- Easily accessed from N 56<sup>th</sup> St • 49 minutes to Omaha • Suited for light industrial uses including fabrication, manufacturing, assembly & material processing, and other conditional uses • 75,354 sf and 71,314 sf (\$6.50/sf)
- Corner parcel for flexible access

## OFFERING SUMMARY

<b>Price:</b>	\$955,000 (\$465,000 plus \$490,000)
<b>Size:</b>	3.37 AC (1.64 plus 1.73 AC)
<b>Zoning:</b>	I-1 Industrial Park
<b>Type:</b>	Unimproved Land

*Join Lincoln's Industrial growth and migration in North Lincoln.*

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