



Accelerating success.



For Sale \$8,600,000

4800 & 4850 N 48th Street Lincoln, Nebraska

80,000 Square Feet Total

Two (2) 40,000-Square-Foot Industrial Buildings

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Executive Summary

Overview

Colliers is pleased to present two 40,000-square-foot industrial buildings (80,000 SF total) available for sale. 4800 North 48th Street offers flexible configurations suitable for warehouse, distribution, or light industrial uses. Currently, 24,000 square feet is available for immediate occupancy, with an additional 16,000 square feet of contiguous space becoming available September 2026, providing the opportunity to occupy the full 40,000 square feet. 4850 North 48th Street is currently home to an established recycling transfer operation, offering exceptional flexibility for prospective investors and users alike. The existing tenant is willing to extend their current lease, providing an immediate income stream for investors seeking a stabilized asset. Alternatively, the tenant is prepared to vacate the premises, creating a turnkey opportunity for an owner-user or new tenant to occupy the space.

Designed for operational efficiency, each property features 10 dock doors and five drive-in doors to support a wide range of loading and shipping requirements. The 24' ceiling height allows for substantial vertical storage capacity. The buildings include four restrooms, and the occupied portion contains a small receiving office. Strategically located with convenient access to I-80, the property offers excellent connectivity for transportation and logistics operations.

Offering Highlights:

- Two (2) 40,000-square-foot buildings
- Zoned I1 - Industrial District
- Property sits on 5.04 acres
- Offered for sale at \$8,600,000 (\$107.50 per square foot)
 - 4800 N 48th St: \$5,200,000 (\$130 per square foot)
 - 4850 N 48th St: \$3,400,000 (\$85 per square foot)
- 4800 N 48th St also offered for lease at \$9.00 per square foot, NNN

Substantial Discount Versus Replacement Cost

The Property is offered for sale at a price of **\$8,600,000** which is \$107.50 per square foot for the both 40,000-square-foot buildings — a substantial discount to today's replacement cost. 4800 N 48th St is \$5,200,000 (\$130.00 per square foot) and 4850 N 48th St is \$3,400,000 (\$85.00 per square foot).

Ideal Owner-User

The Property is ideal for an owner-user manufacturing, industrial, or distribution company.

Desirable Location with Easy Interstate Access and Nearby Amenities

The buildings are situated near the Superior Street intersection with easy access to I-80 and the entire Lincoln MSA.

Strong Economic Environment In Lincoln

The economy in Lincoln, a city of approximately 350,000 people, is strong and steady, which is helping drive high demand for industrial space. The industrial vacancy rate is just 2.6% as of early 2026, meaning there is very little space available, and it has stayed close to its long-term averages. Even with about 60,000 square feet of new space added over the past year, availability remains tight, with only around 640,000 square feet open out

of a total market of 34.1 million square feet. There is more construction than usual — about 490,000 square feet underway — but it will take time to catch up with demand. Because space is limited, rents have continued to rise, now averaging around \$7.90 per square foot. Overall, Lincoln's strong economy and low supply are keeping the industrial market very competitive.

Timing

Currently, 4800 N 48th St has 24,000 square feet available for immediate occupancy, with an additional 16,000 square feet of contiguous space becoming available in September 2026, providing the opportunity to occupy up to the full 40,000 square feet.

Property Overview | 4800 N 48th St



4800 N 48th Street
Lincoln, NE 68504



40,000 Total
Square Feet



Built in 1993



2.45
Total Acres



24,000 square feet available for immediate occupancy; additional 16,000 square feet of contiguous space available September 2026



Building Sizes and Year Built

40,000 Square Feet
Built in 1993



Asking Price

\$5,200,000
(\$130.00 PSF)



Building Dimensions

400' wide x 100' deep



Property Acreage

2.45 Acres



Parking

11 Dedicated Spaces
Room for parking in front of drive in and loading dock doors



Warehouse

40,000 Square Feet



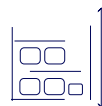
Office Build-Out

Small receiving office located within the demised 16,000-square-foot space



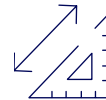
Loading

10 Dock Doors
5 Drive-in Doors



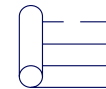
Ceiling Heights

24' at peak, 22'6" interior clear height



Structure

Pre-engineered metal industrial building with a parapet fascia roof line



Roof

Low-slope metal roof system with 24' eave
Long-lasting and durable
Energy-efficient
Relatively low maintenance



Utility Providers

Electric - Lincoln Electric System (LES)
Water - Lincoln Water System (City of Lincoln)
Sewer (Sanitary & Storm) - City of Lincoln
Gas - Black Hills Energy
Fiber - Allo



Fire Protection

Wet pipe



Electrical

12/240V Power



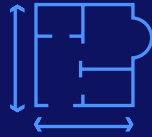
Zoning

Industrial (I1)

Property Overview | 4850 N 48th St



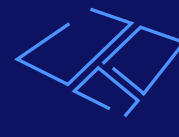
4850 N 48th Street
Lincoln, NE 68504



40,000 Total
Square Feet



Built in 1993



2.59
Total Acres



Current tenant:
Recycling Transfer Station



Building Sizes and Year Built

40,000 Square Feet
Built in 1993



Asking Price

\$3,400,000
(\$85.00 PSF)



Building Dimensions

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2.59 Acres



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Room for parking in front
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doors



Warehouse

40,000 Square Feet



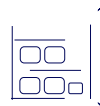
Office Build-Out

Small receiving office



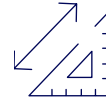
Loading

10 Dock Doors
5 Drive-in Doors



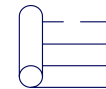
Ceiling Heights

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clear height



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Pre-engineered metal
industrial building with a
parapet fascia roof line



Roof

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system with 24' eave
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Current Tenant

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System (LES)
Water - Lincoln Water
System (City of Lincoln)
Sewer (Sanitary & Storm)
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Gas - Black Hills Energy
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Fire Protection

Wet pipe



Electrical

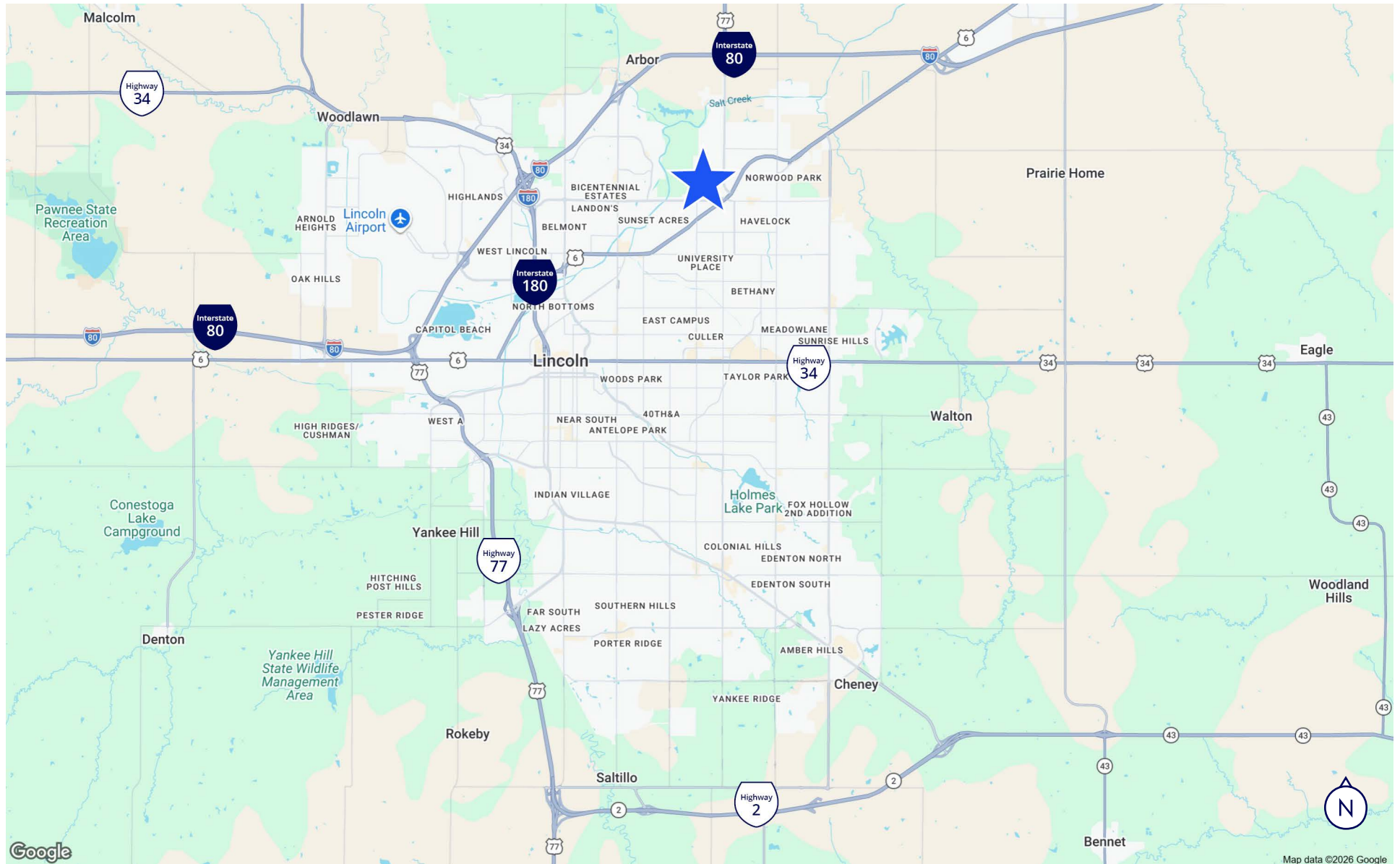
12/240V Power



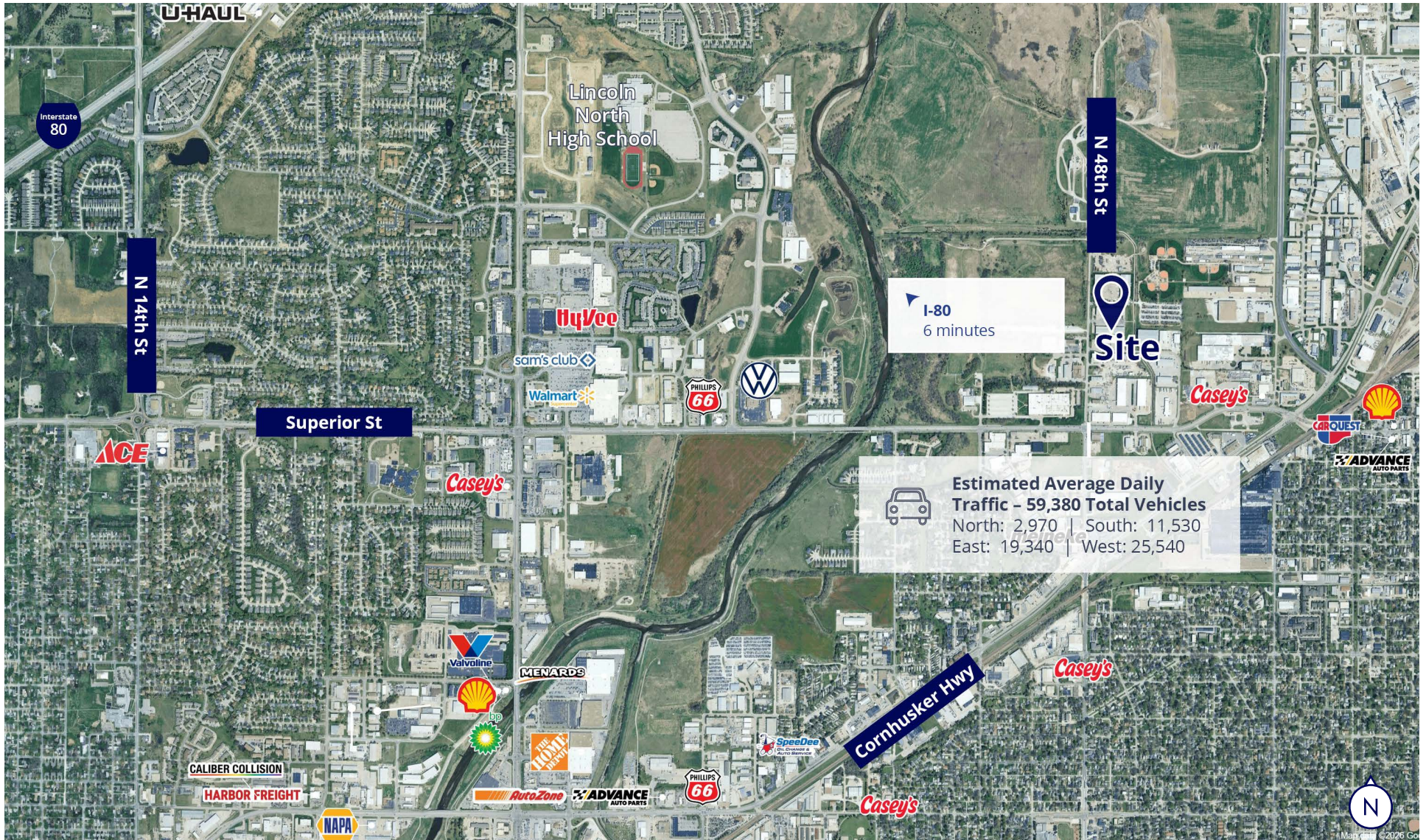
Zoning

Industrial (I1)

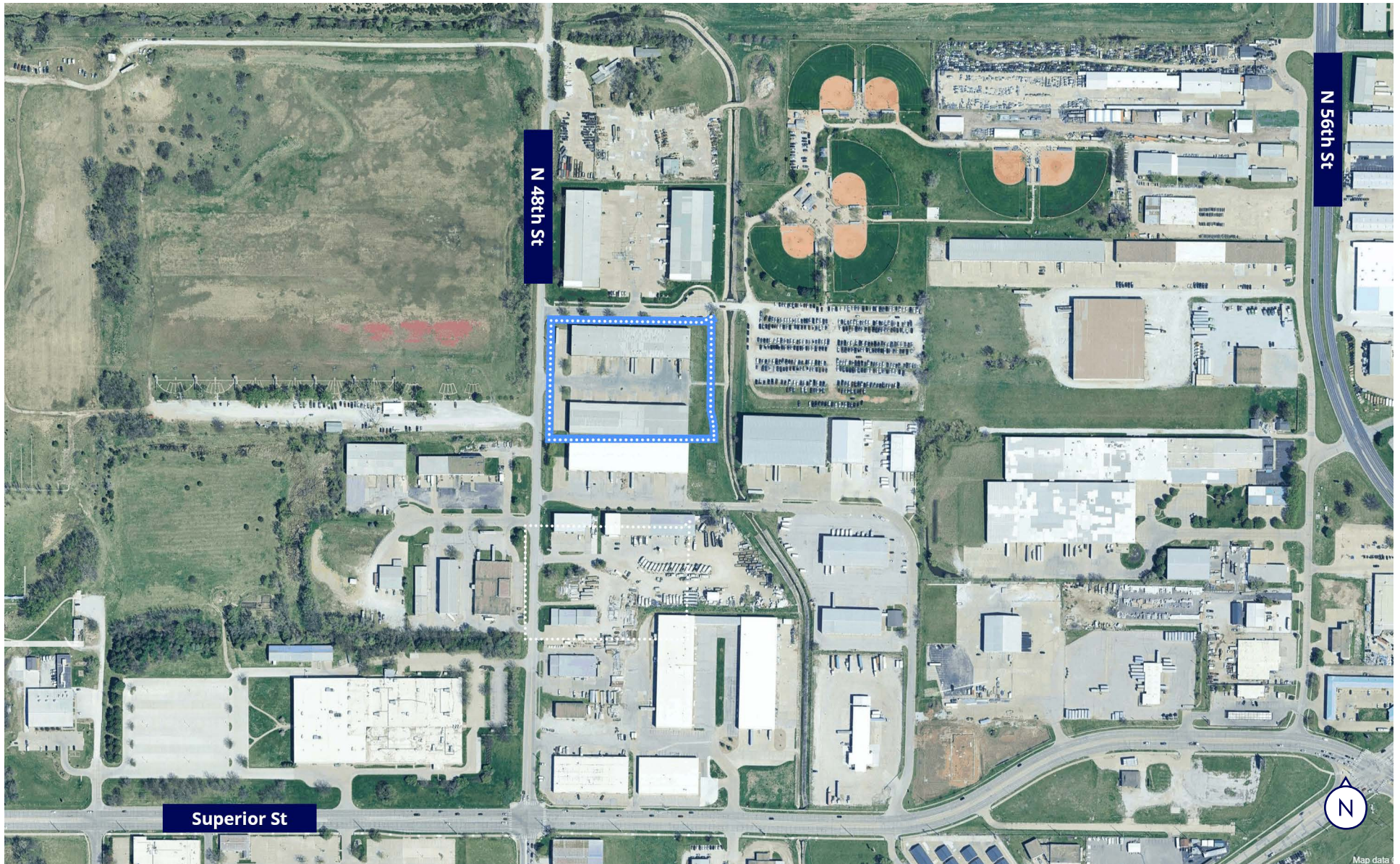
Area Map



Surrounding Area Aerial



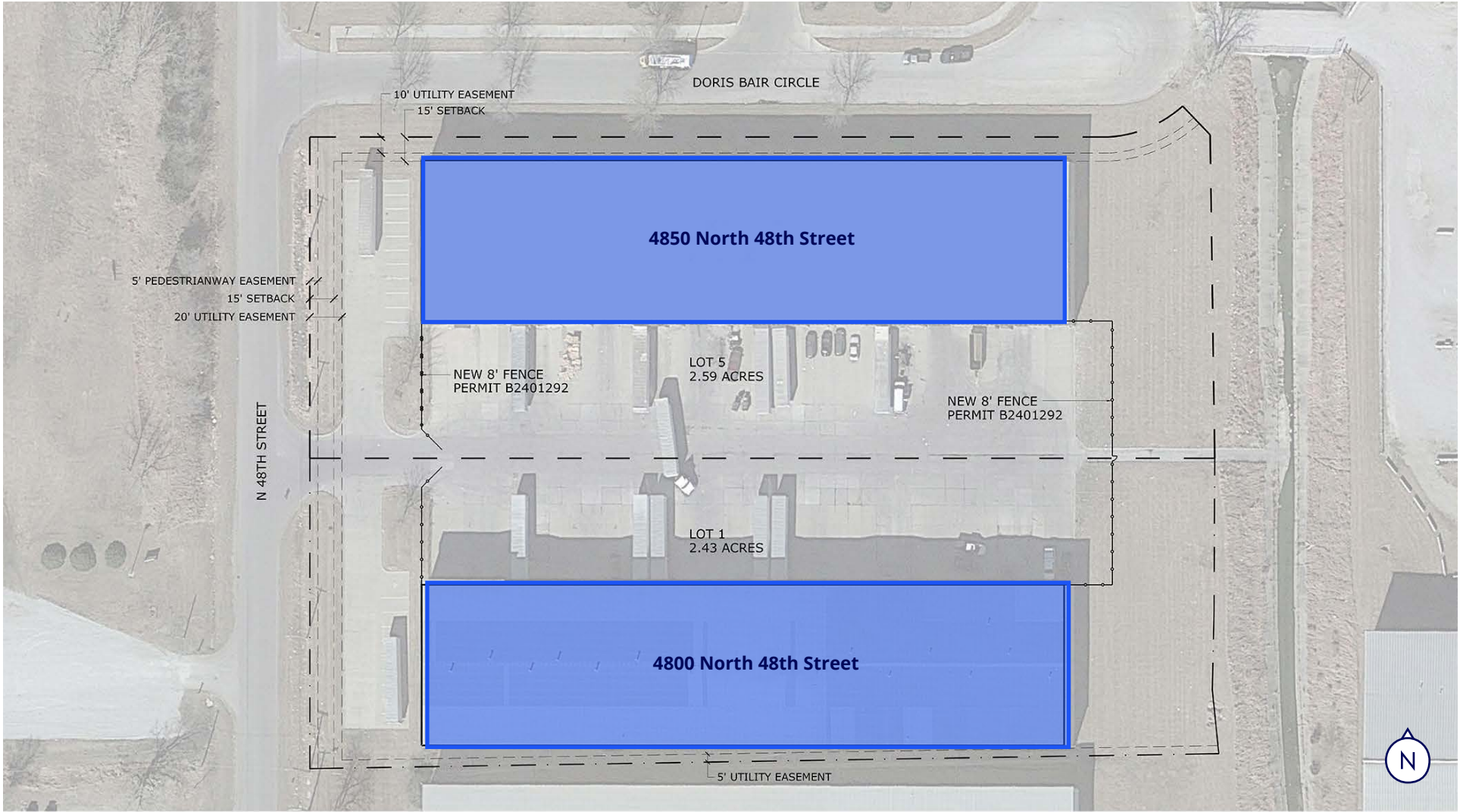
Property Aerial



Site Aerial

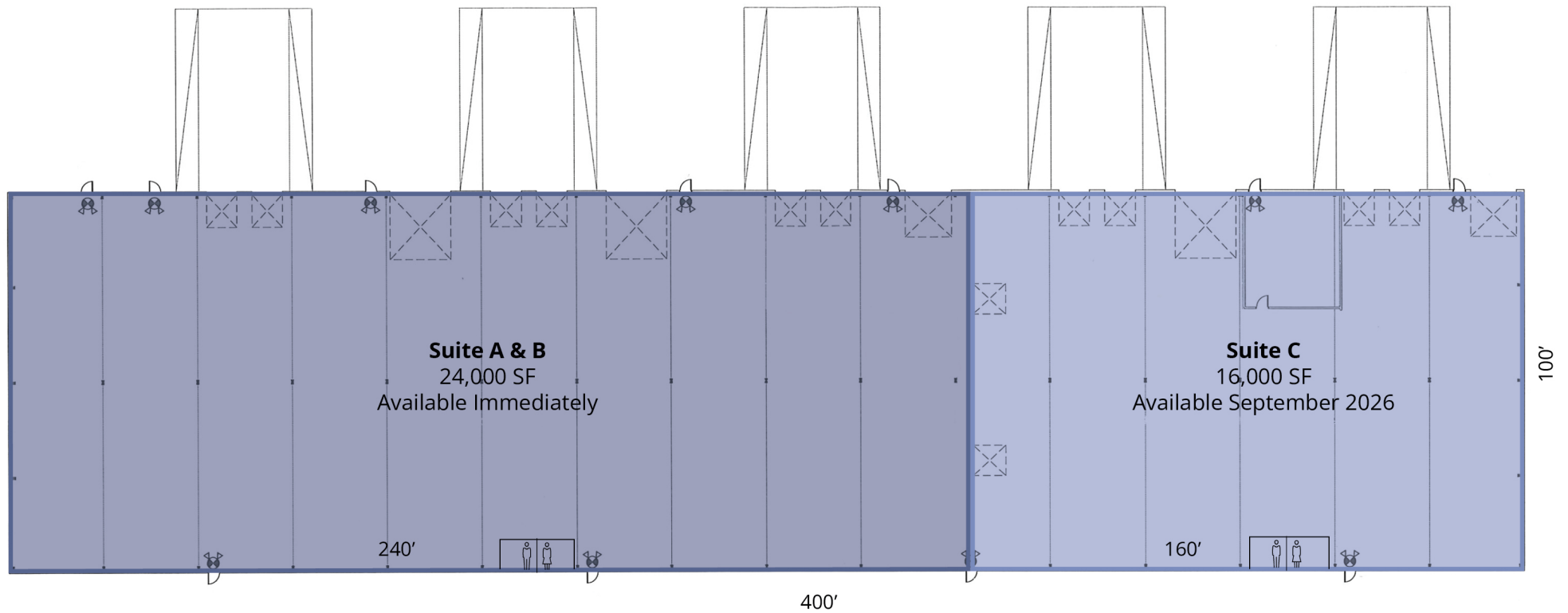


Site Plan



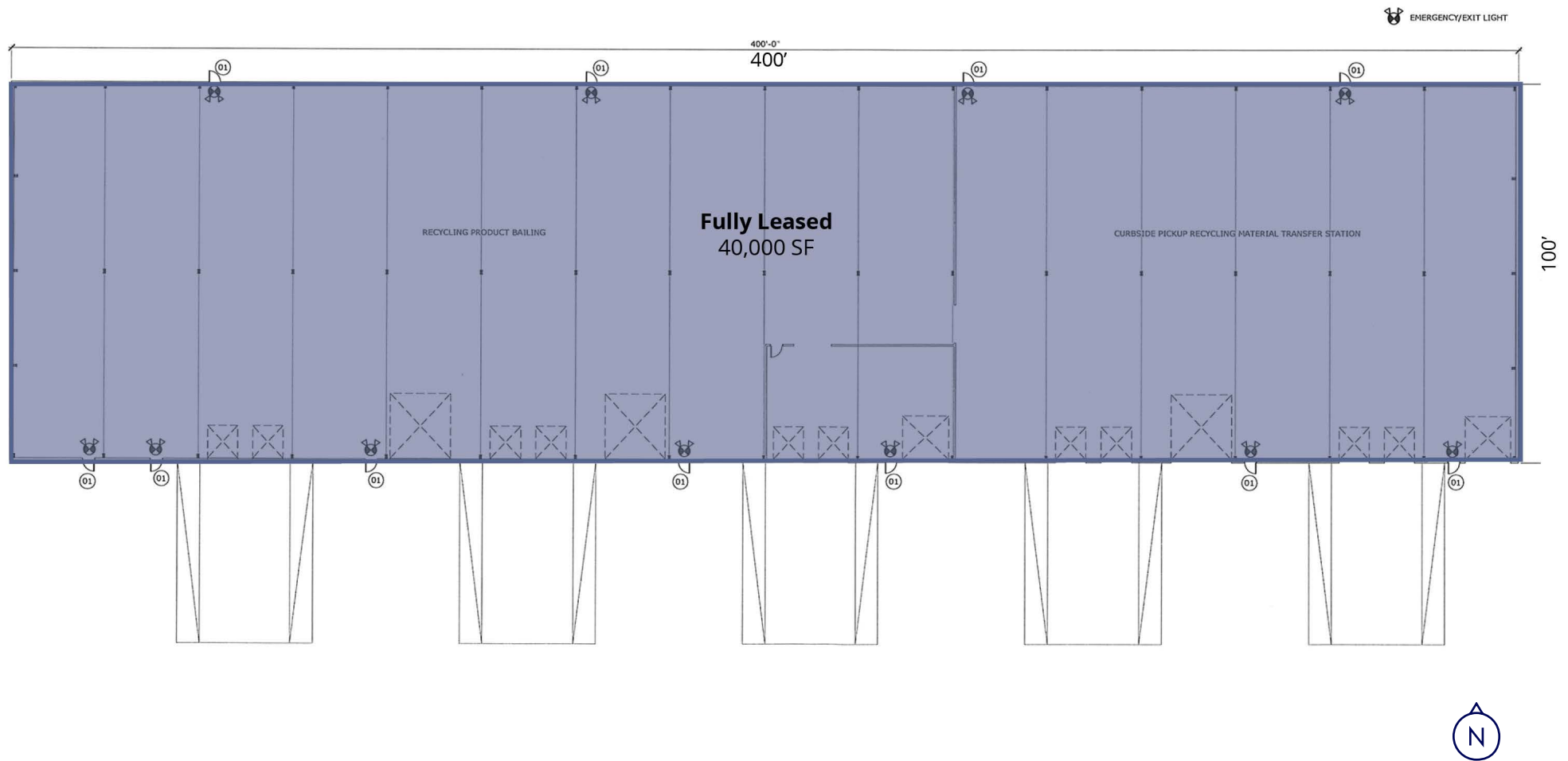
Floor Plan

4800 N 48th Street
40,000 Square Feet

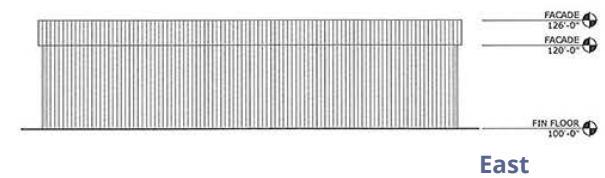
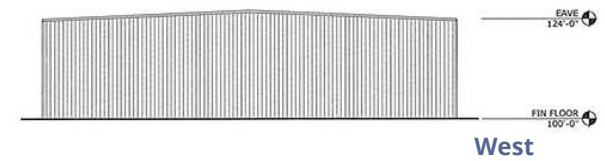
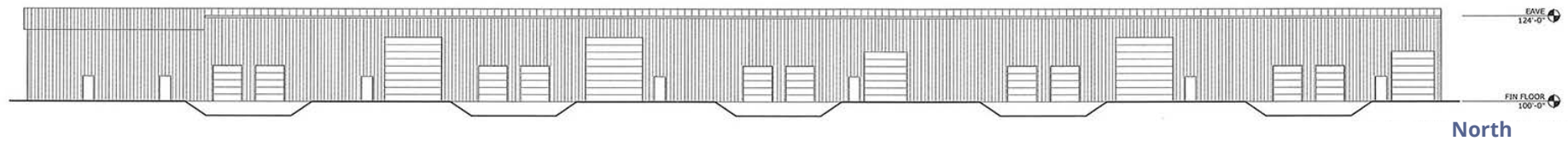
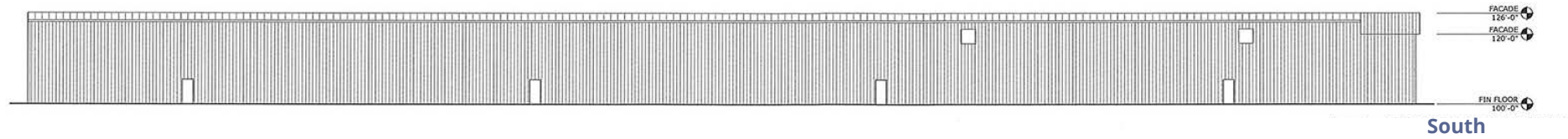


Floor Plan

4850 N 48th Street
40,000 Square Feet

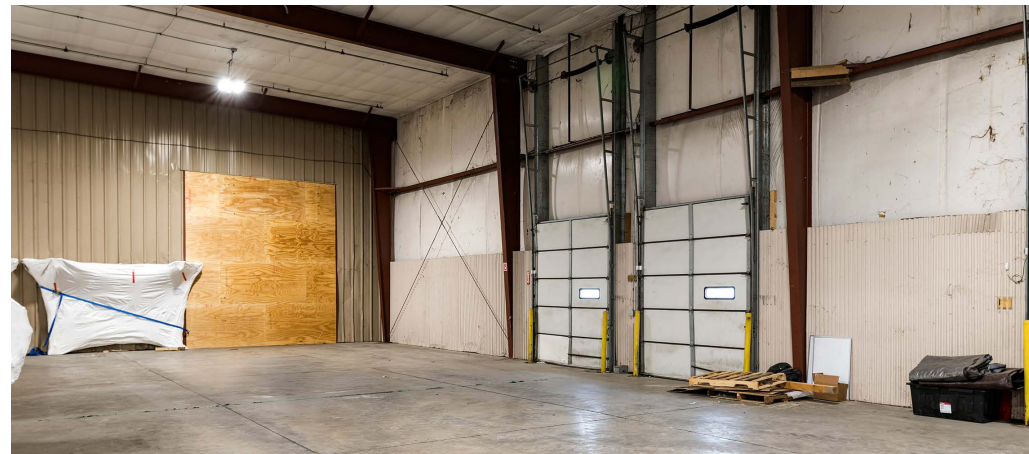
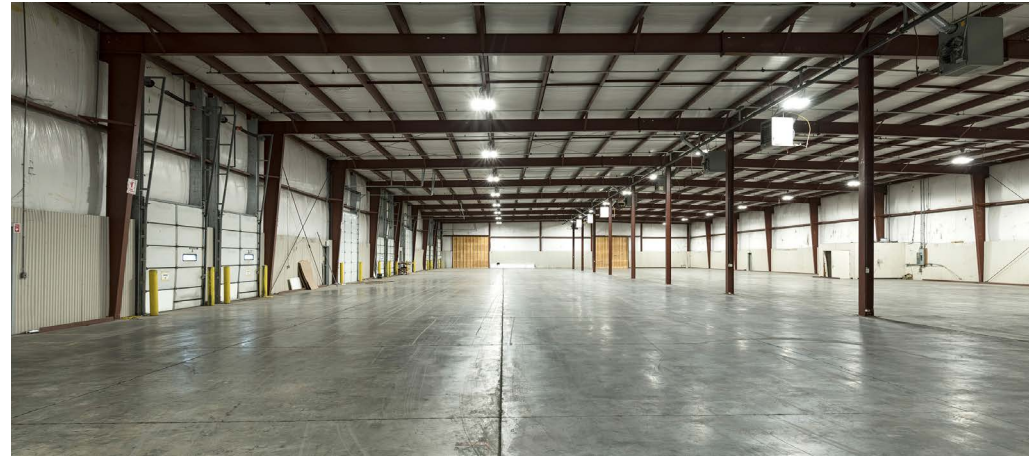
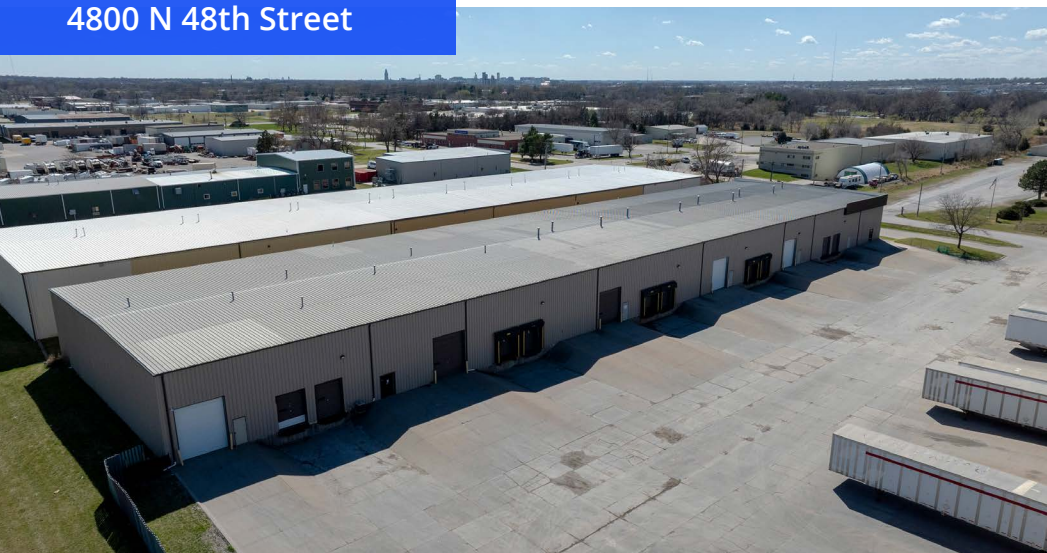


Elevation



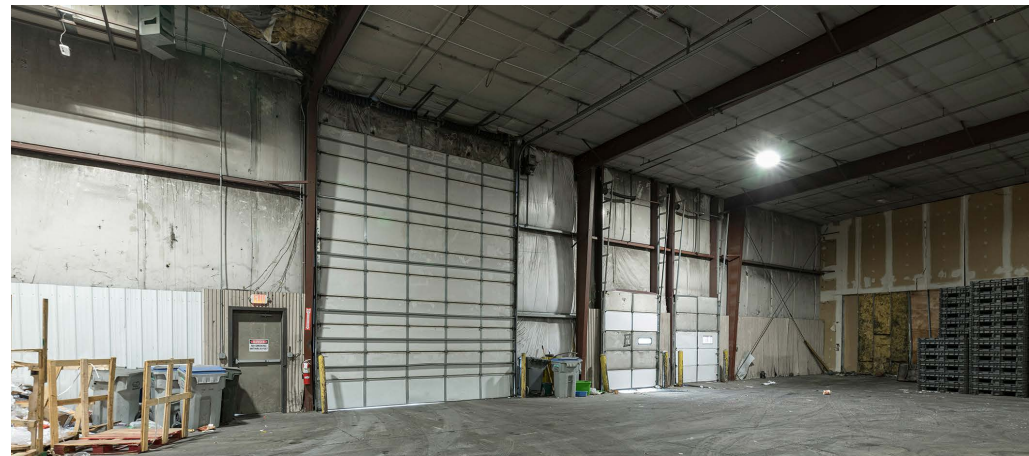
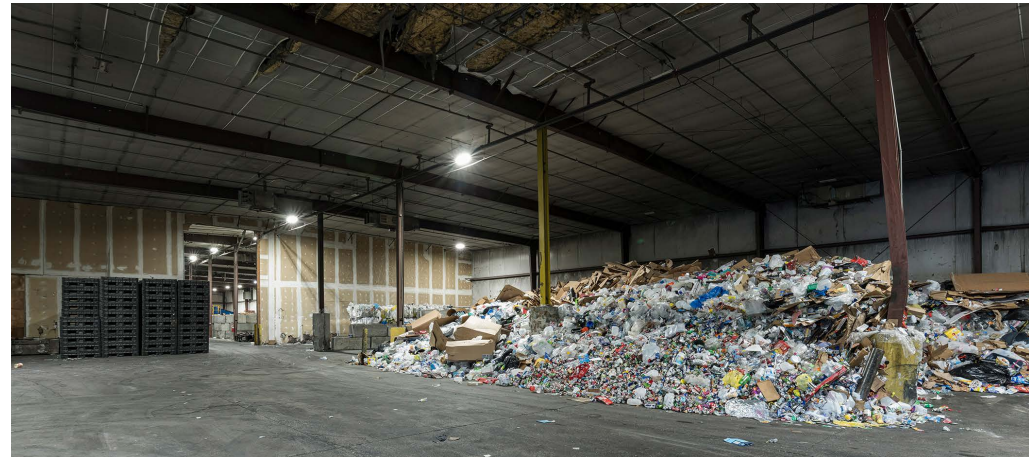
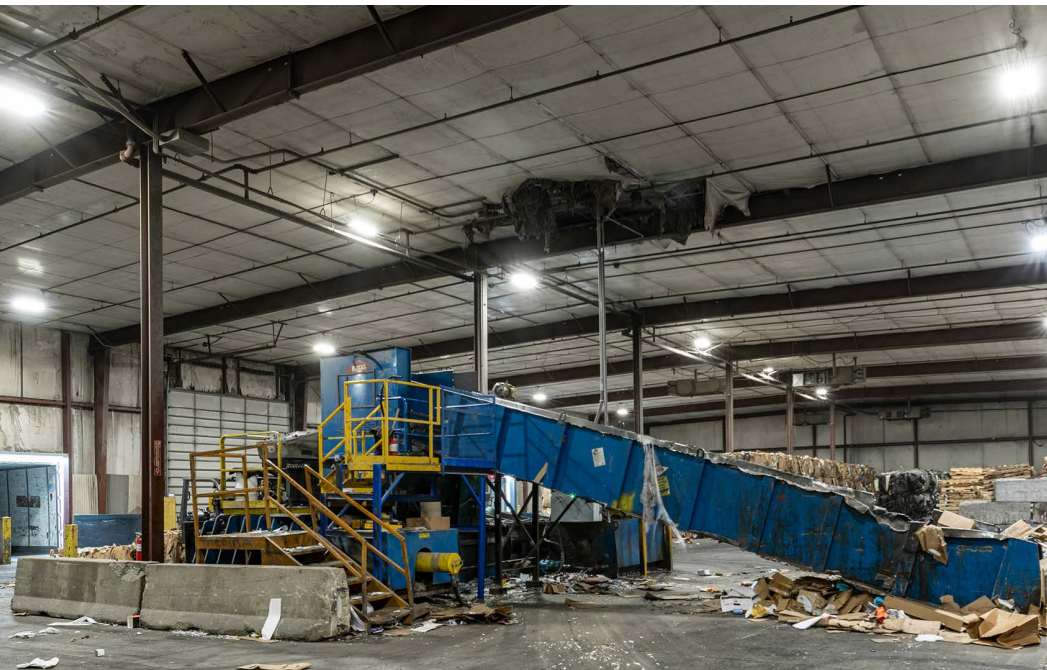
Property Images

4800 N 48th Street



Property Images

4850 N 48th Street



Investment Opportunity | Offering Memorandum

4800 & 4850 North 48th Street

Lincoln, Nebraska



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