

# FOR LEASE



# U.S. PROPERTY

## Industrial Warehouse Available

5600 N 58th Court | Lincoln, NE 68507



### Suite 3

- 10,560 sqft
  - (88'W x 120'W)
- 1,342 sqft of office space
- Avg Electric: \$250/mo
- Avg Gas: \$155/mo
- (1) 12x14 OH Door
- (2) 9x10 Dock Door
- \$7.50/SF NNN
- NNN's estimated to be \$2.07/SF
- 28ft ceiling height
- 23' Clear Space between columns
- LED Fixtures
- Close proximity to I-80

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\$7.50/sf + \$2.07 nets



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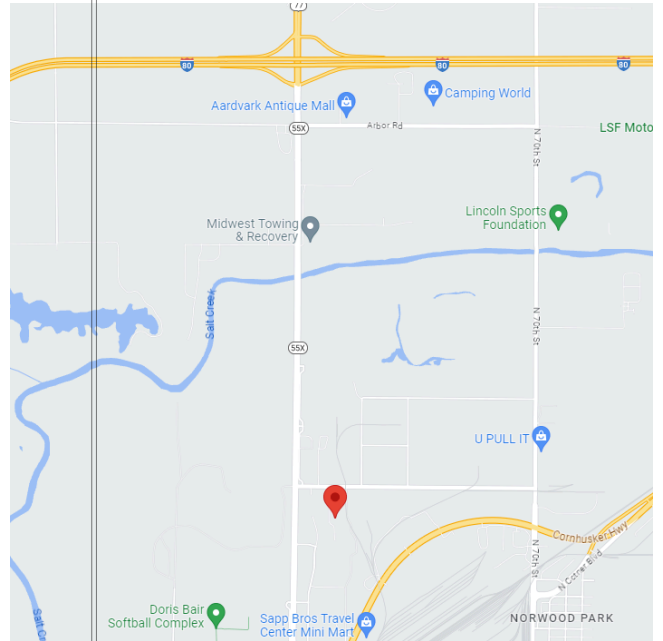
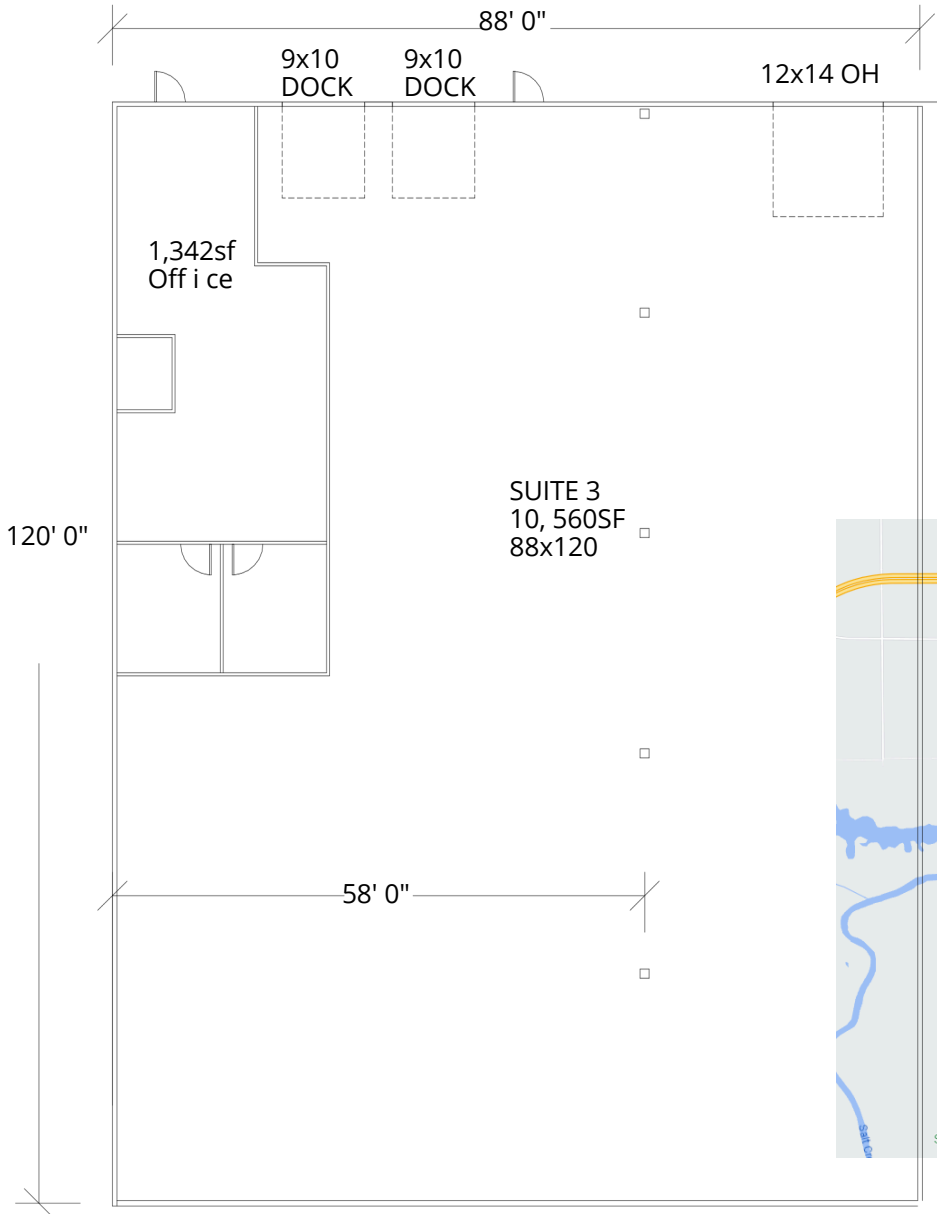
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