

# FOR LEASE

2040 SW 5TH ST, LINCOLN, NE 68522

INDUSTRIAL | 2 BAYS OF 2,400 SF | \$11.00 SF/YR (MG)



#### PRESENTED BY:

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## PROPERTY DESCRIPTION

This industrial unit in South West Lincoln offers a prime location with convenient access to the bypass and Hwy 77. These units each have a finished restroom, floor drain, and garage. These units are perfect for a small to medium business.

## PROPERTY HIGHLIGHTS

- Finished restroom
- Highly sought after units
- Ideal for industrial operations, warehousing, or small medium business

## LOCATION DESCRIPTION

Situated in the new industrial area of South West Lincoln, this property benefits from an accessible access to Hwy 77, and South Lincoln.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$11.00 SF/yr (MG)
<b>Available SF:</b>	2 Bays of 2,400 SF
<b>Building Size:</b>	24,000 SF

## CONTACT

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2040 SW 5th Street, #4	2,400 SF	Modified Gross	\$11.00 SF/yr
2040 SW 5th Street, #5	2,400 SF	Modified Gross	\$11.00 SF/yr

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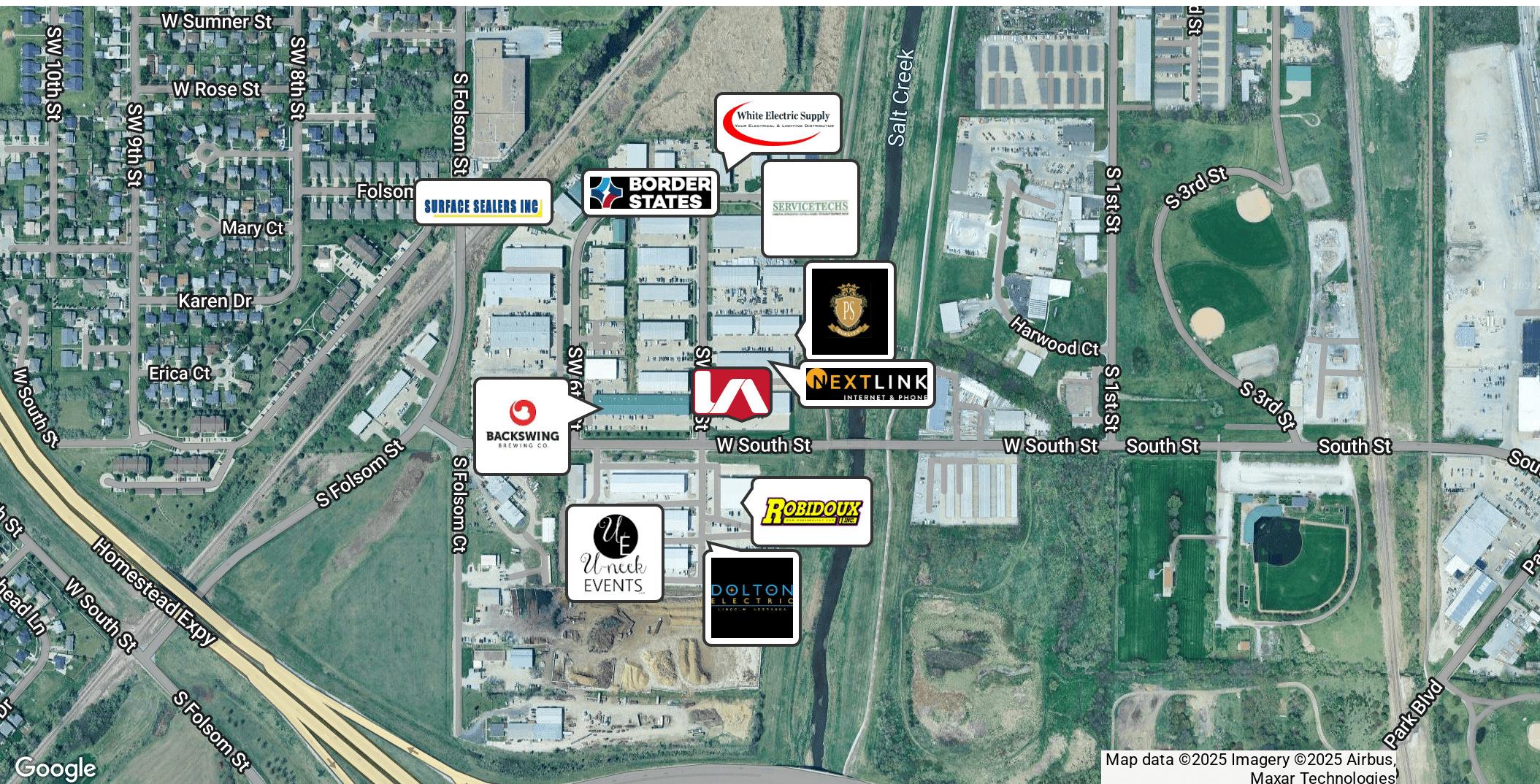
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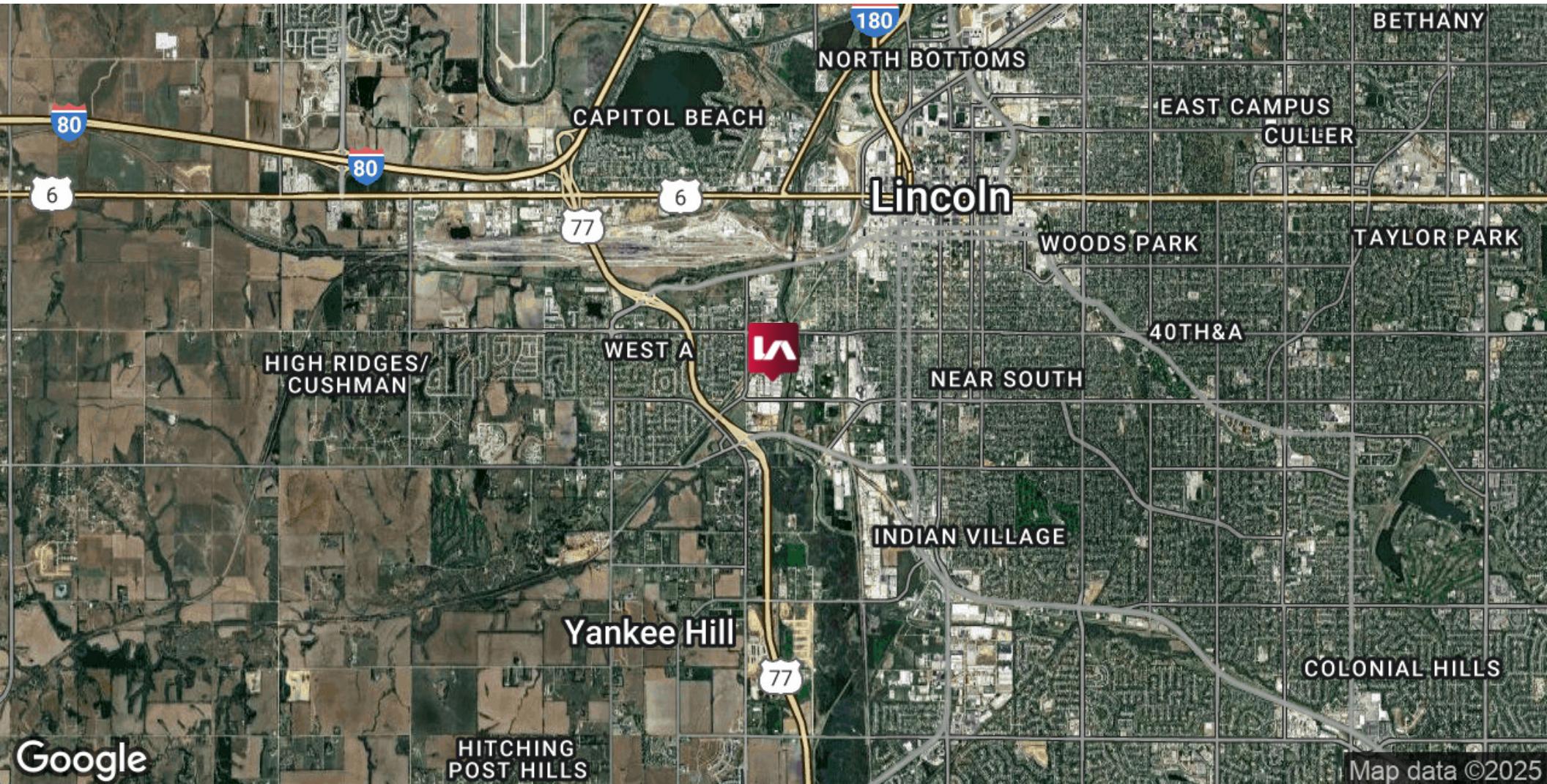
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COMMERCIAL REAL ESTATE SERVICES



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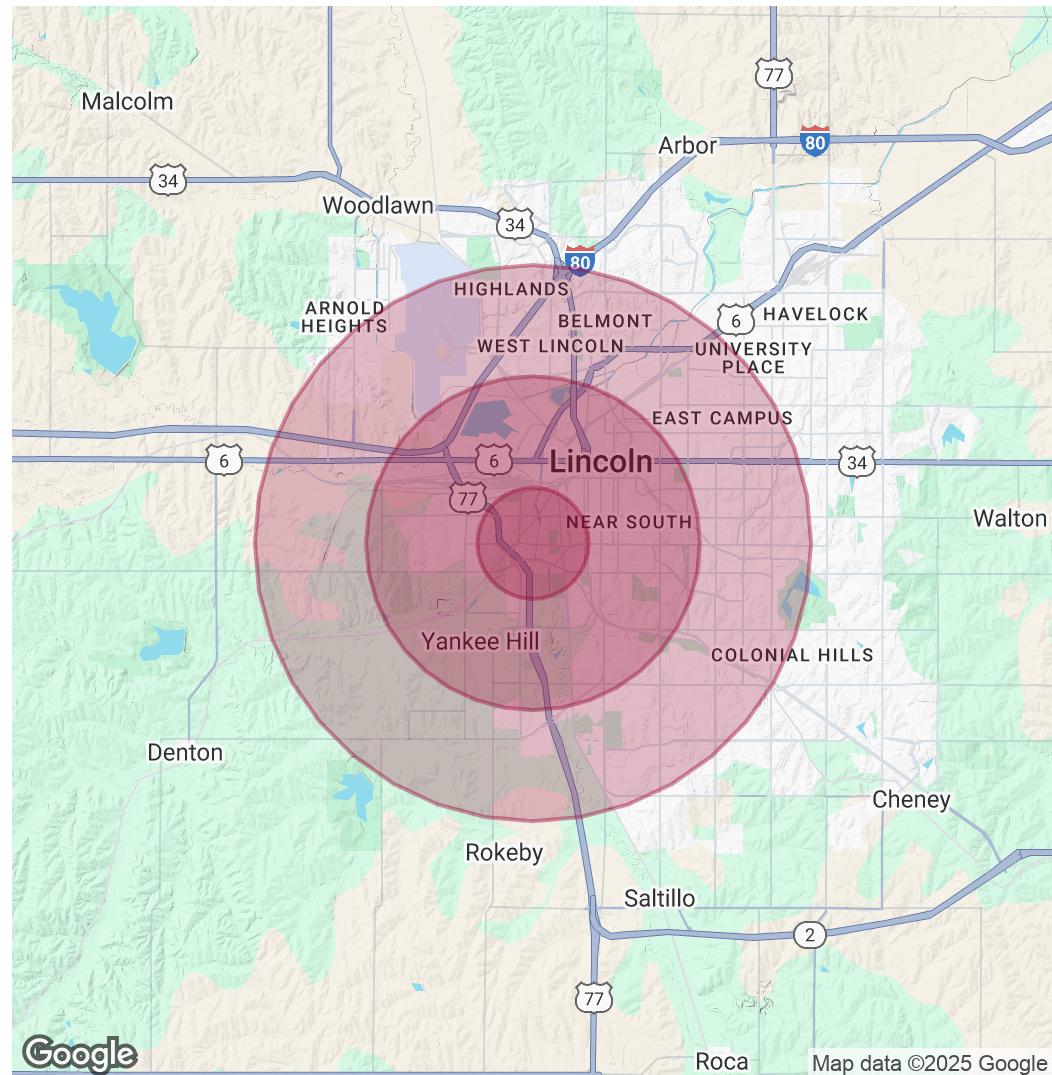
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,661	77,540	170,204
<b>Average Age</b>	35	35	37
<b>Average Age (Male)</b>	34	35	36
<b>Average Age (Female)</b>	36	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,851	29,889	68,102
<b># of Persons per HH</b>	2.7	2.6	2.5
<b>Average HH Income</b>	\$68,344	\$74,885	\$83,034
<b>Average House Value</b>	\$219,294	\$252,459	\$264,535

Demographics data derived from AlphaMap



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