

2324 KIMARRA PLACE

Lincoln, NE 68508



PROPERTY DESCRIPTION

Located off 27th street, just south of Cornhusker Hwy, this industrial building contains individual garage bays, high ceilings, and suited for a range of uses. Take advantage of ample indoor space to streamline operations and propel your business forward in this dynamic and adaptable facility. Inquire now to secure your future workspace!

SPACES	LEASE RATE	SPACE SIZE
2324 Kimarra Place Suite 3	\$6.50 - 6.95 SF/yr	6,797 - 11,441 SF
2324 Kimarra Place Suite 4	\$6.50 - 6.95 SF/yr	4,644 - 11,441 SF
2300 Kimarra Place Suite 5-7	\$6.50 - 6.95 SF/yr	2,000 - 6,700 SF

OFFERING SUMMARY

Sale Price	\$0
Lease Rate	\$6.50 - 6.95 SF/yr (NNN)
Number of Units	12
Total Available SF	18,141 SF
Building Size	40,779 SF
NNN	\$2.25 / SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	671	3,508
Total Population	291	1,835	9,020
Average HH Income	\$52,604	\$58,604	\$60,429



TOM GIFFORD

Broker

402.326.2413

TjGifford@SpeedwayProperties.com



KALI KLASSEN

Commercial Leasing Agent

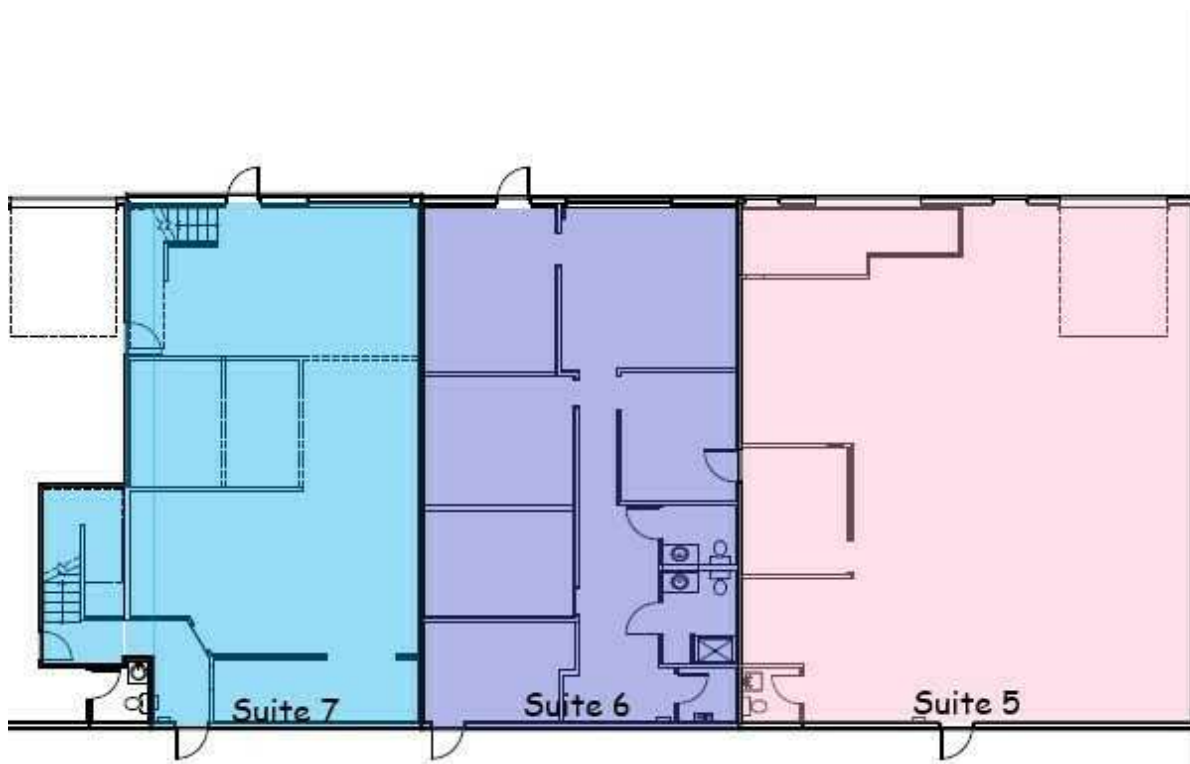
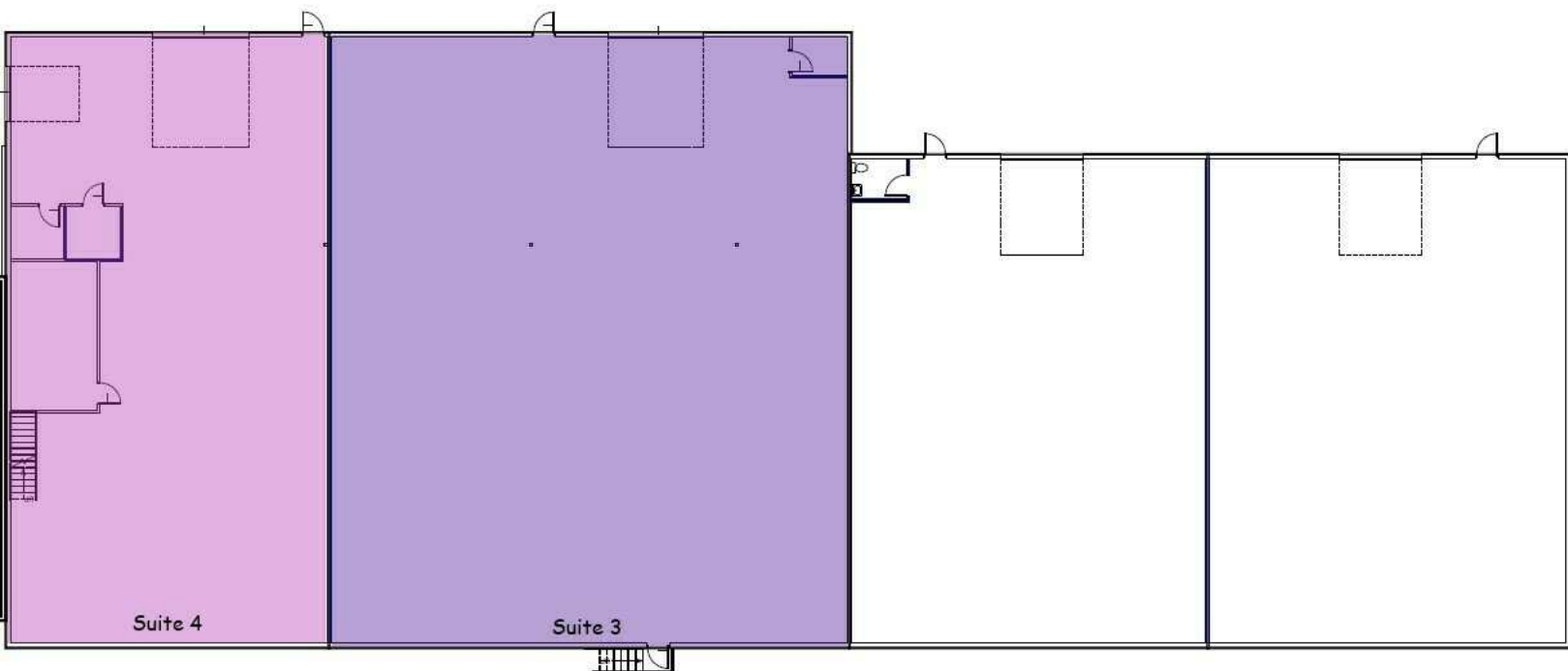
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Flex Space For Lease

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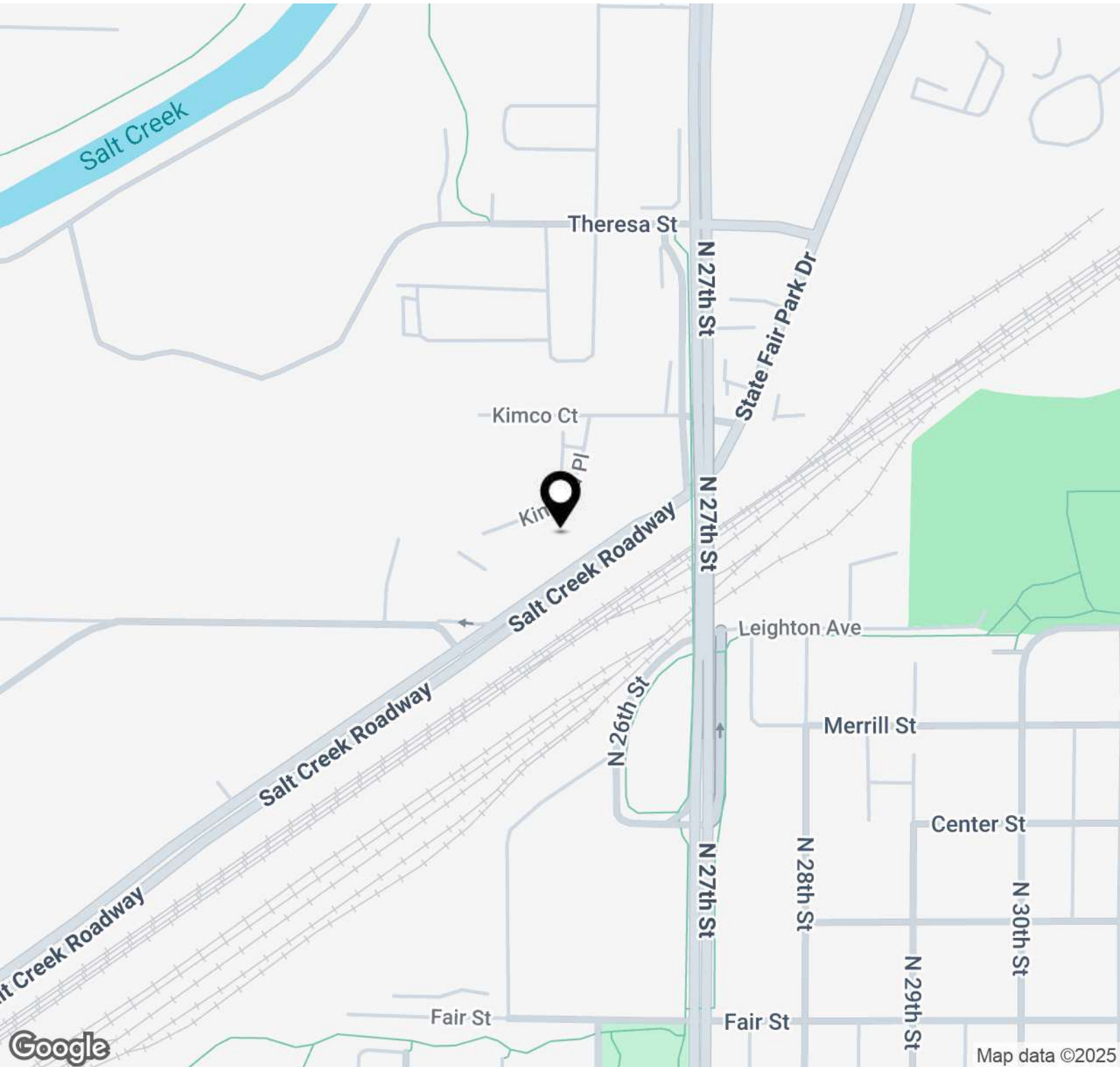


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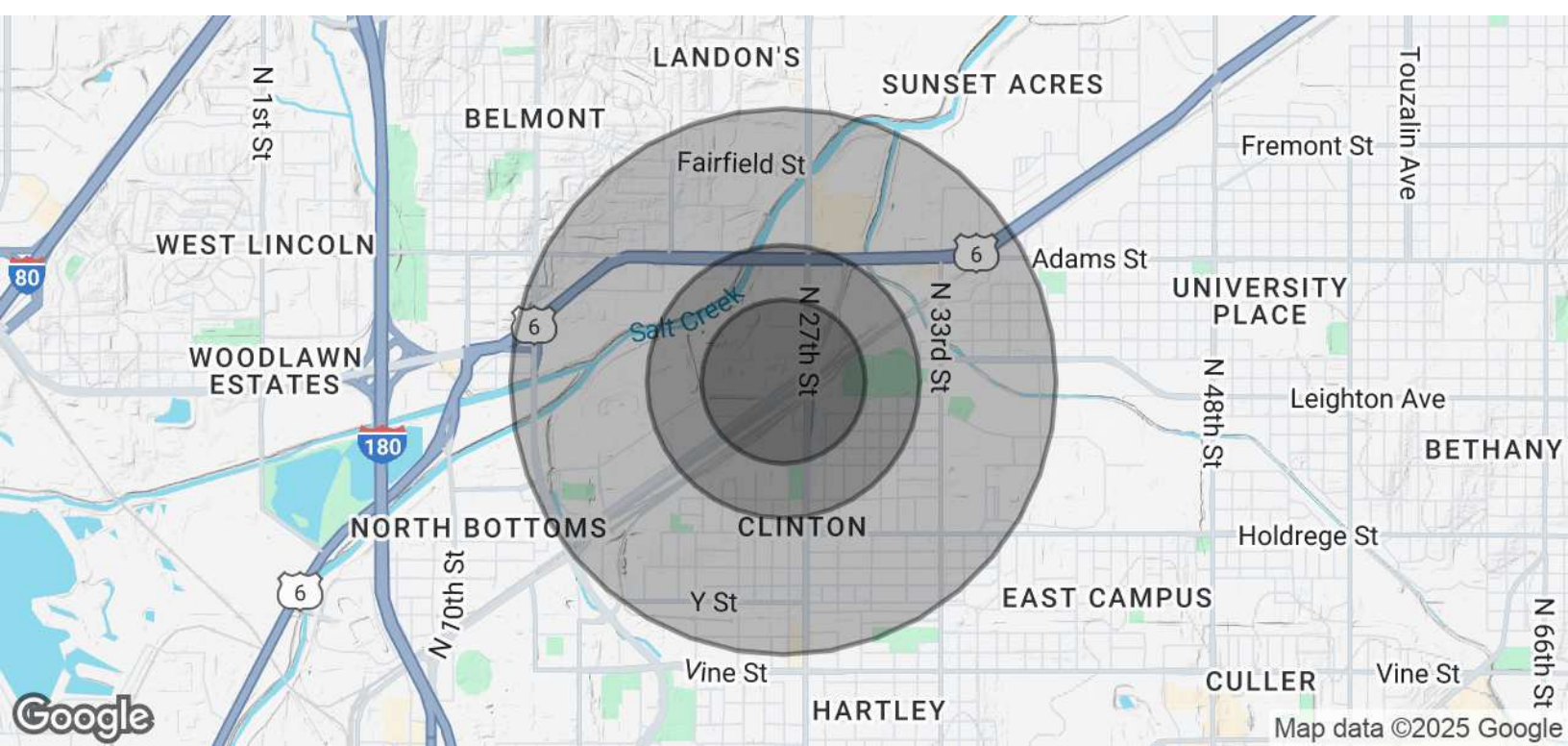
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	291	1,835	9,020
Average Age	32	33	33
Average Age (Male)	32	32	33
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME**0.3 MILES****0.5 MILES****1 MILE**

Total Households	108	671	3,508
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$52,604	\$58,604	\$60,429
Average House Value	\$133,230	\$152,372	\$173,197

Demographics data derived from AlphaMap

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