

COMMERCIAL BUSINESS & WAREHOUSE SPACE FOR LEASE



2139 MAGNUM CIRCLE
LINCOLN, NE 68522

PROPERTY TYPE: Flex, Retail,
Warehouse, Industrial

YEAR BUILT: 2014

SPACE SF: 10,000 SF

ZONING: I1-Industrial District

PRICE: \$10 SF/YR/Modified
Gross

NOTE: Adder for Snow/Grounds



PROPERTY HIGHLIGHTS:

- Super clean front area for office and display
- High-bay warehouse area for effective storage
- Great location right by O street, Hwy 77 and the Interstate
- Radiant heat in warehouse
- Nice Lighting and Electrical
- Great mezzanine space at no additional cost
- Good Parking Right at the Door
- Easy to Maintain Mechanicals
- 26 Foot High Ceilings
- Natural Light in the Warehouse



PRISM
COMMERCIAL

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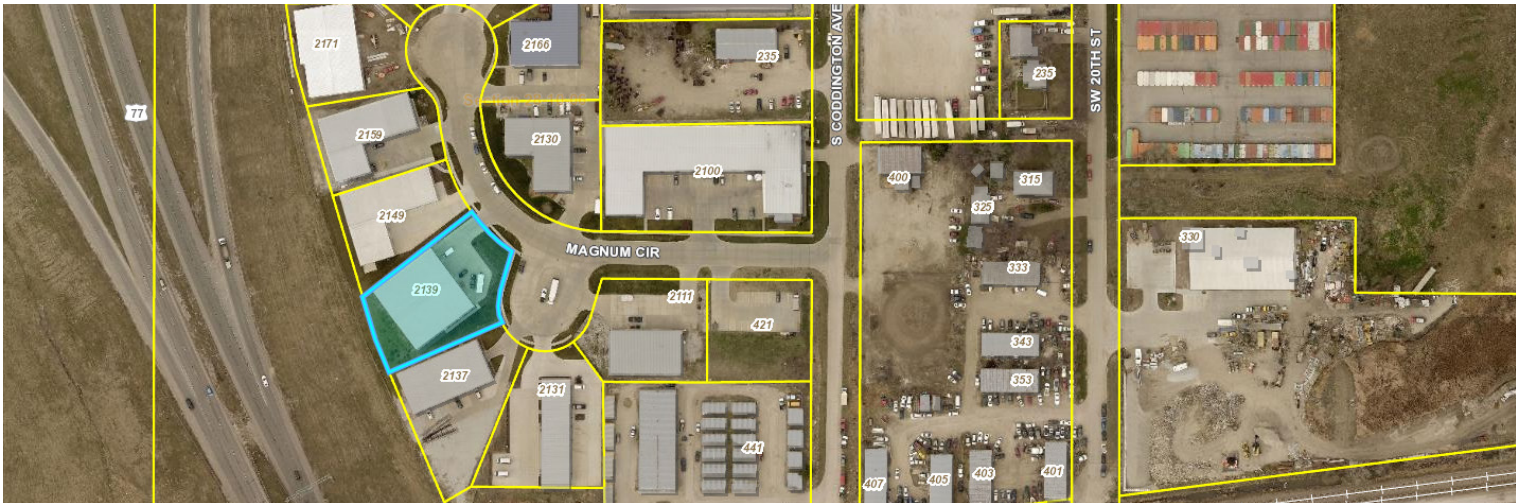
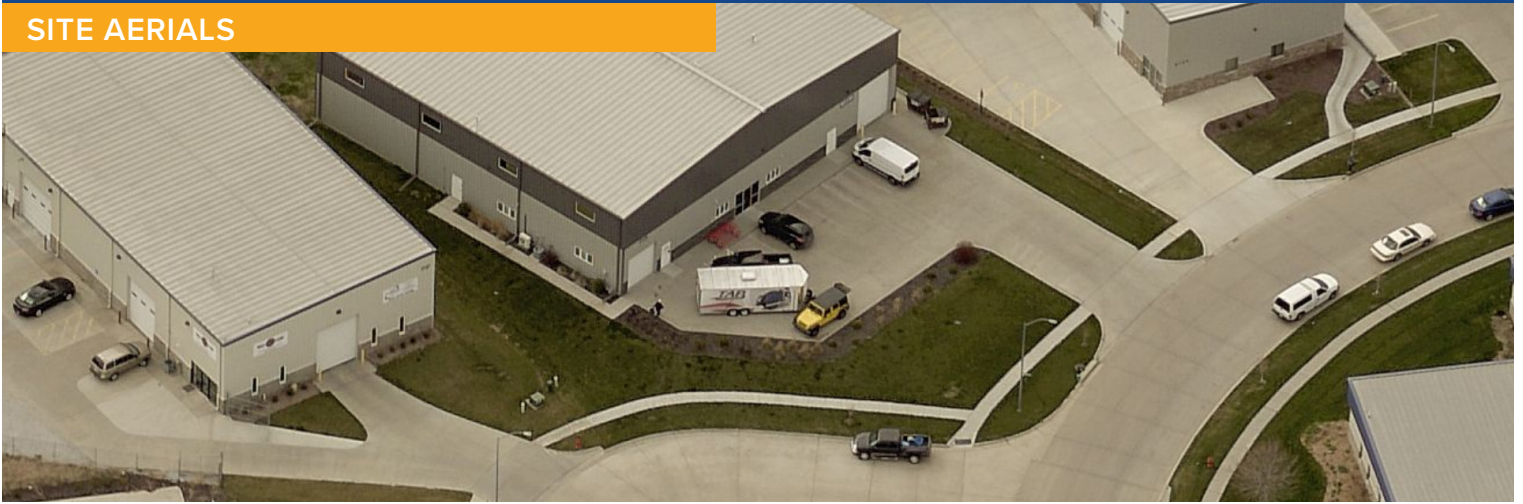
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SITE AERIALS



STREET VIEW



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