

FOR SALE

5401 ALVO RD, LINCOLN, NE 68514

INDUSTRIAL | 27,390 SF | \$3,995,000



PRESENTED BY:

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ALPHA
BREWING OPERATIONS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- ±27,390 sq ft on 3.24 acres – generous site with concrete paving and ample parking
- Main facility (2017) – 23,230 sq ft with 17,810 sq ft manufacturing, 2,460 sq ft office and 1,720 sq ft mezzanine plus 640/600 sq ft storage additions
- Dry storage building (2019) – 4,160 sq ft with three overhead doors for drive in and dock high access
- High quality construction – steel frame/stone veneer exterior, full heating and cooling, and a dock plus drive in loading bay; offices and conference room designed by a local architect
- Added dry storage & yard – storage building plus paved yard provides additional staging space, ideal for manufacturing or distribution operations
- Property is currently leased through December 2026 (Inquire with brokers for more details)
- Tenant has 5-year option to renew

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PROPERTY DESCRIPTION

Sitting on a ±3.24-acre site in Northeast Lincoln, this premium industrial facility totals approximately 27,390 square feet across two buildings. The main building, constructed in 2017 with a steel frame and stone veneer exterior and fully heated and cooled interiors, offers approximately 17,810sqft of light manufacturing area plus a 2,460 sq ft office, a 1,720 sq ft mezzanine and two storage additions of 640sqft and 600sqft. An additional building added in 2019 provides 4,160sqft of dry storage and features three large overhead doors for convenient drive in loading. With quality construction, contemporary and thought out office space, conference rooms and temperature controlled production areas, the property is ideal for manufacturing, distribution or specialized industrial uses.

Offered for well below replacement cost, this property allows investors to secure a prime asset at a fraction of the cost it would take to build new today.

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LOCATION DESCRIPTION

The facility sits at the corner of Alvo Road and N 56th Street/I 80 Alternate, offering immediate access to the Interstate 80 interchange. Property is within eyeshot of Google's \$600 million data center currently under construction. Its position along a major north south corridor places it minutes from downtown Lincoln and provides proximity to neighboring industrial services.

OFFERING SUMMARY

Sale Price:	\$3,995,000
Lot Size:	3.24 Acres
Building Size:	27,390 SF

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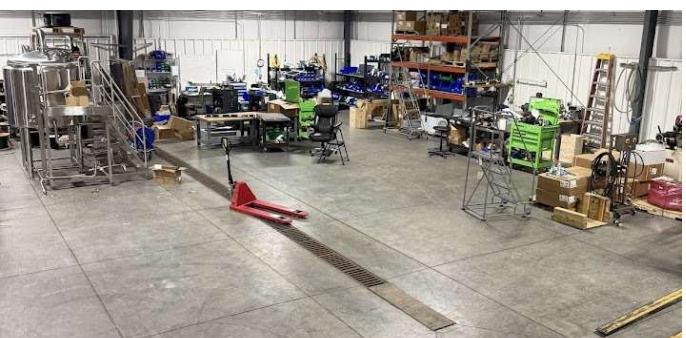
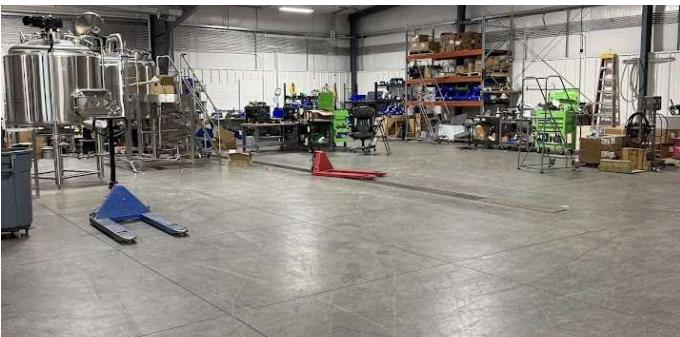
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Google



Commonwealth
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A Tradition of Quality Since 1952



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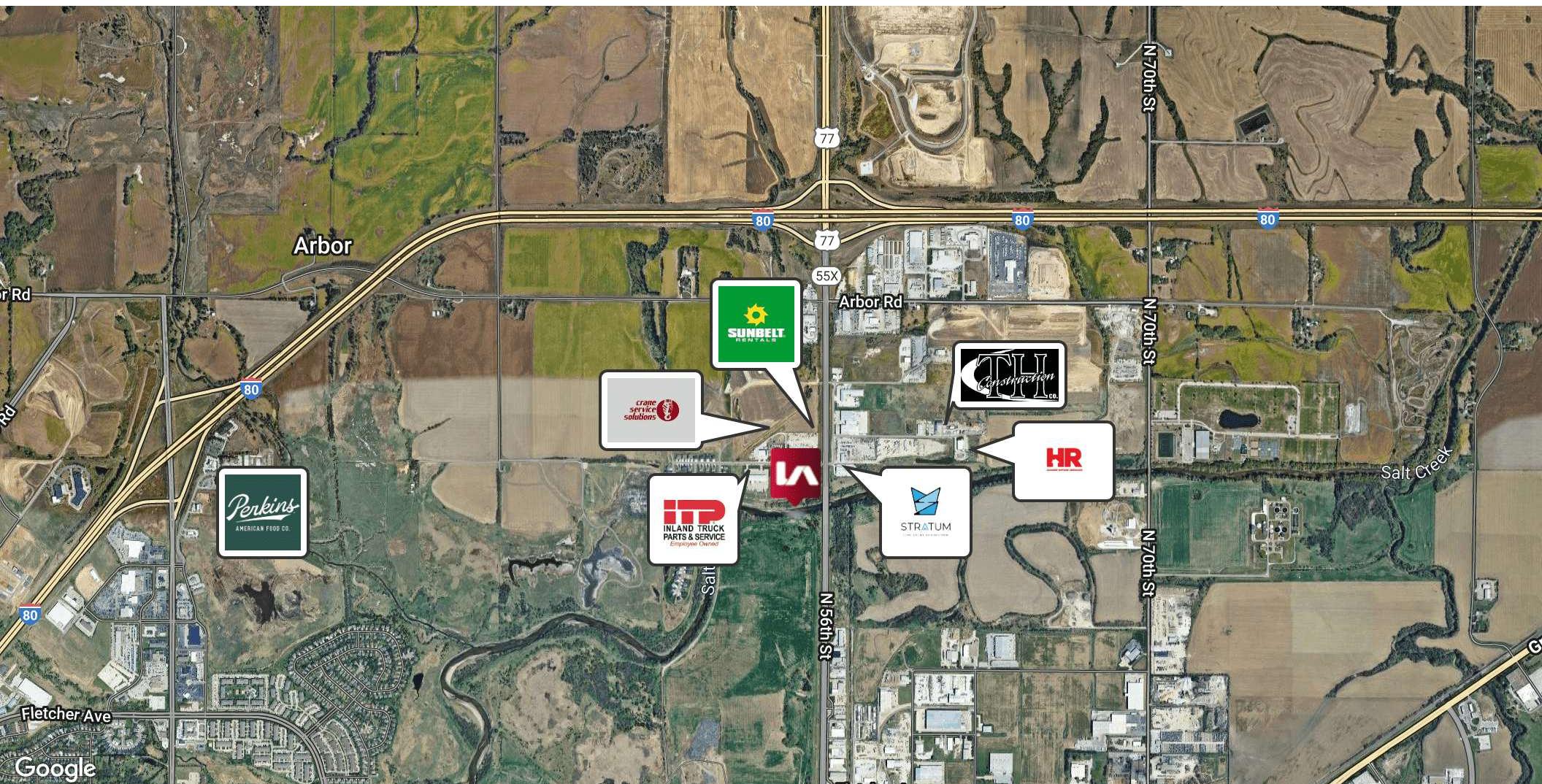
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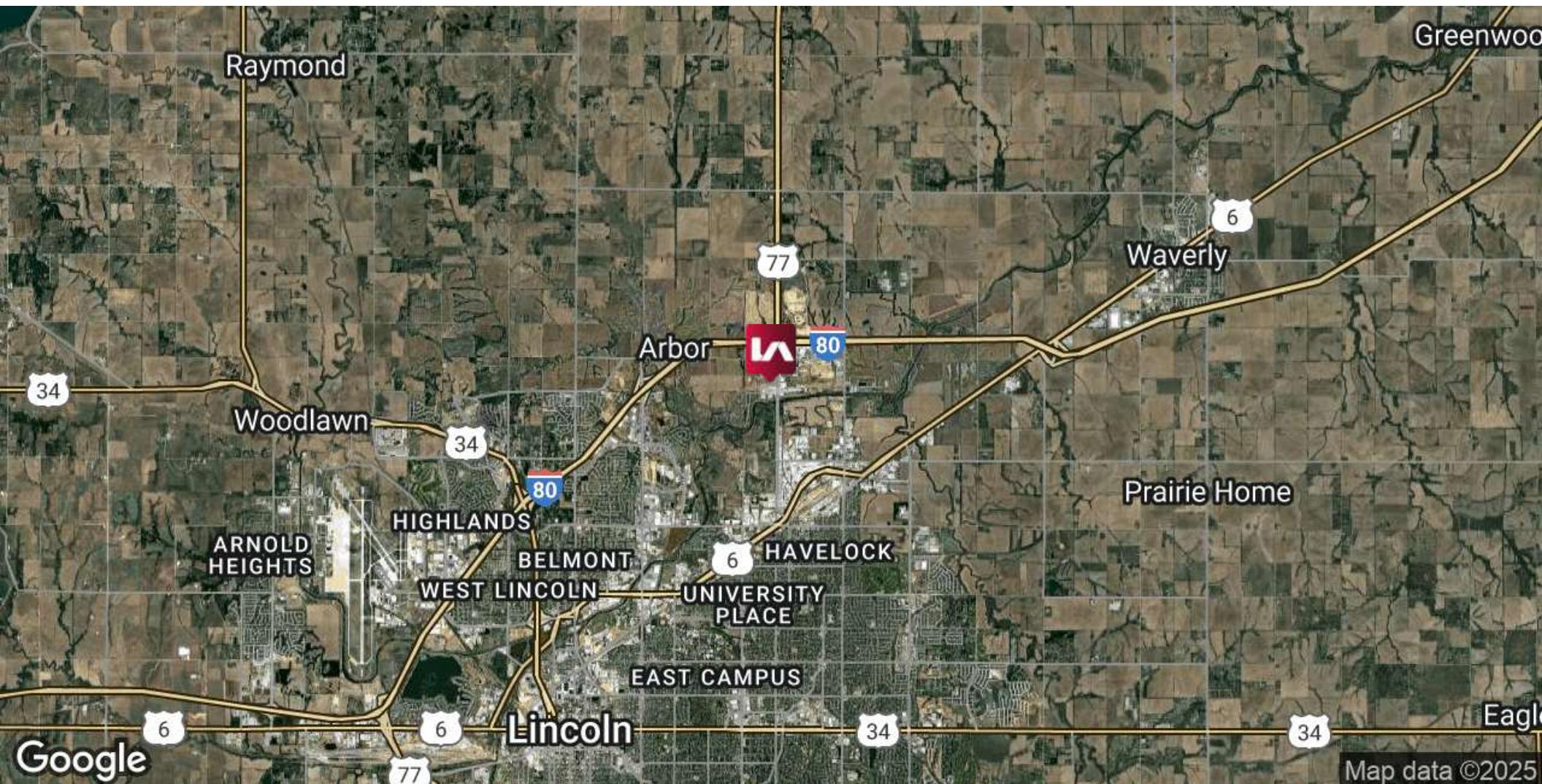
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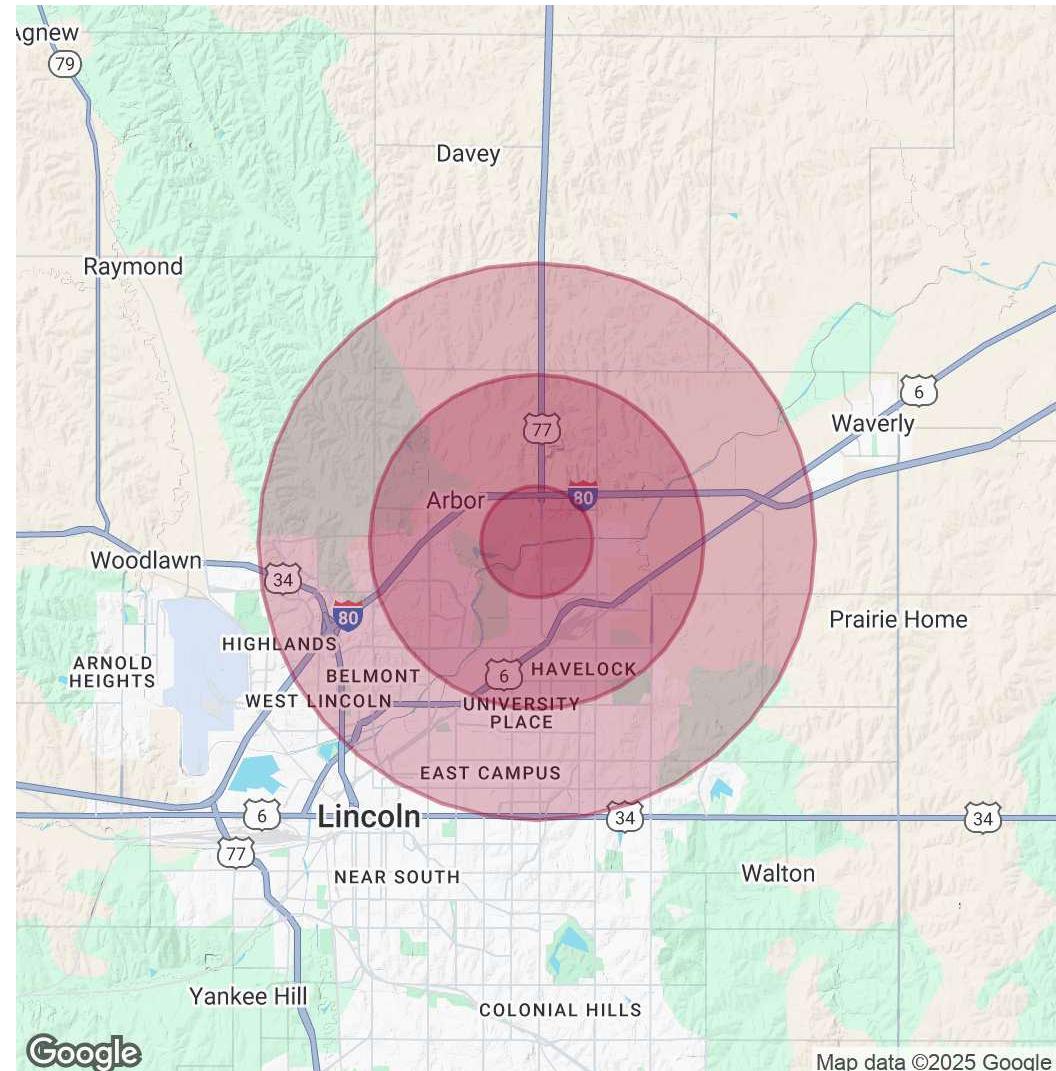
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	167	24,649	84,933
Average Age	36	39	37
Average Age (Male)	35	37	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	80	10,906	35,145
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$86,563	\$81,931	\$80,915
Average House Value	\$350,173	\$243,700	\$238,215

Demographics data derived from AlphaMap



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