



FOR SALE | 3801 S 6th Street + 3741 S 6th Street, Lincoln, NE 68502

FLEX SPACE | WAREHOUSE | 1.1 ACRE OUTDOOR STORAGE

BUILDING - 9,250 SF | GROUND - 1.1 ACRES | \$1,584,162



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Property Description

Exceptional 9,250 SF tilt-up concrete flex building in South Lincoln, offered with a rare 1.1-acre lot for expansion or outdoor storage. Features include 21' clear heights, three-phase power, office with mezzanine, dual 12x12 OH doors, floor drains and two 2-ton cranes. The building positioned outside the floodplain.

Also available for lease at \$9.50 PSF.

Building SF:	9,250 SF
Land AC:	1.1 AC
Price:	\$1,584,162
Zoning:	I-1
Ceiling Height:	20'
Overhead Doors:	(3) 12x12
Power:	Three Phase
Office Space:	Yes
Mezzanine:	Yes
Cranes:	(2) Tow-Ton

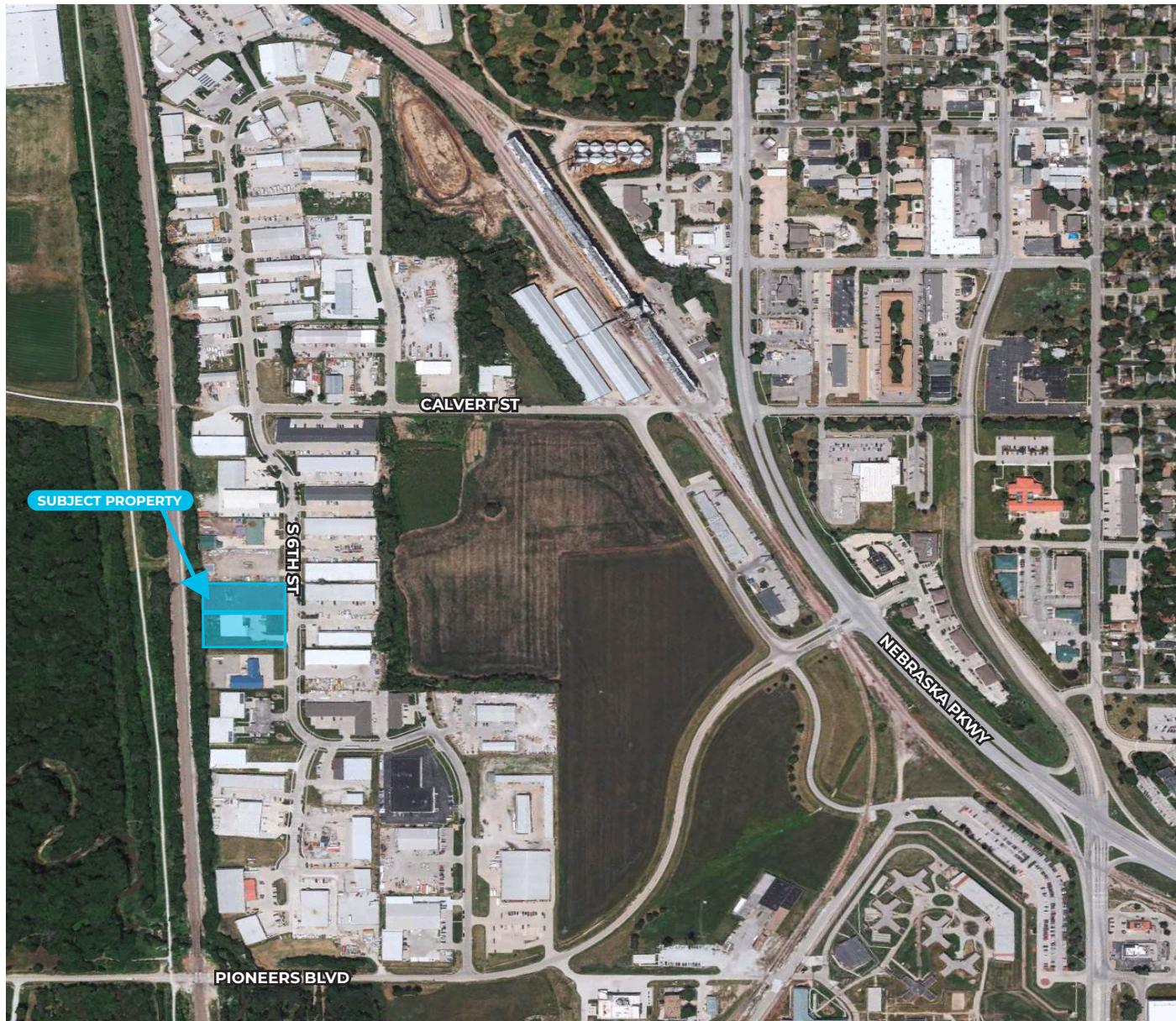


NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

3801 S 6th Street & 3741 S 6th Street
Interior Photos



3801 S 6th Street & 3741 S 6th Street
Aerial



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