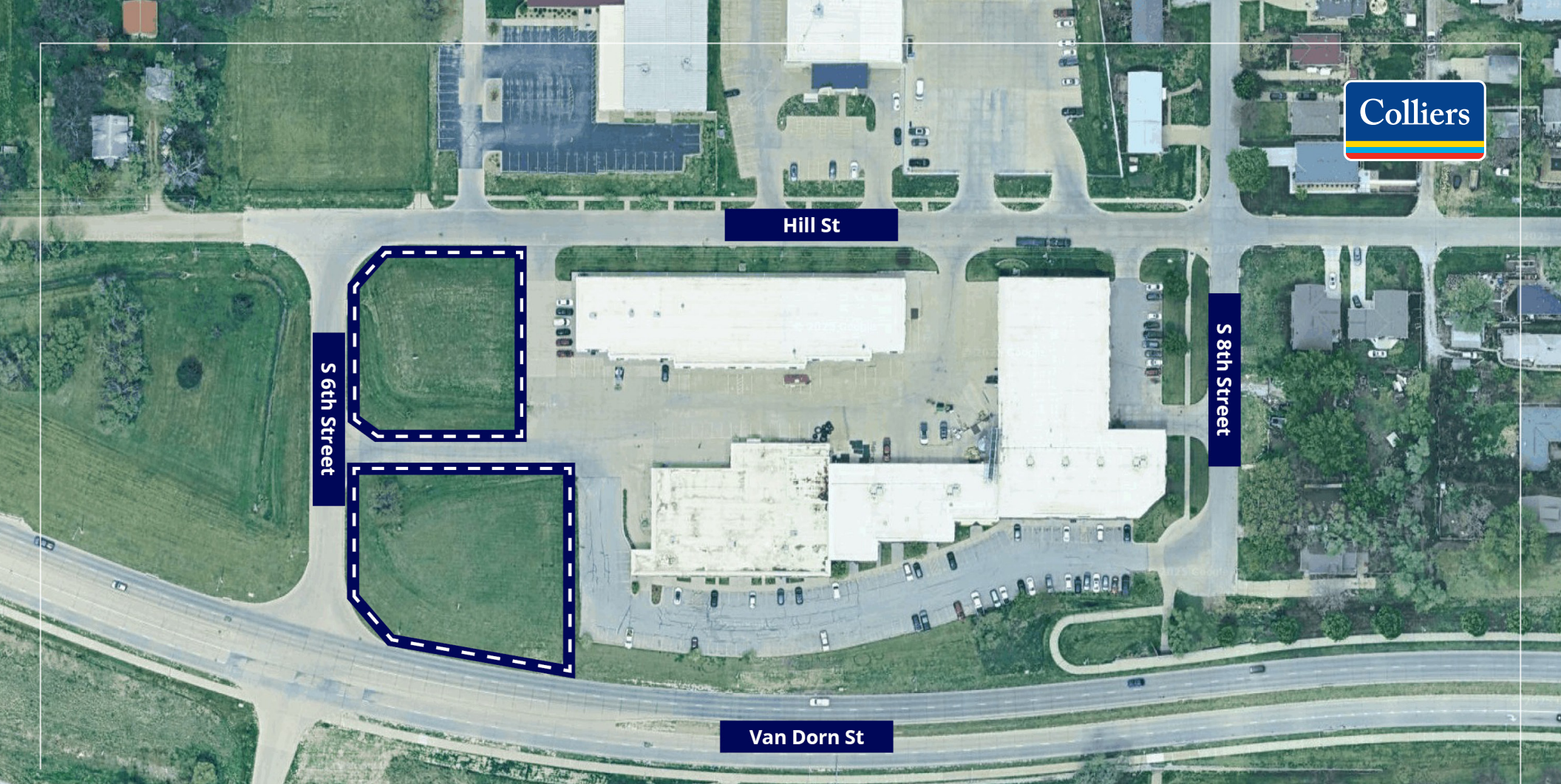




Colliers

Hill St

S 6th Street

S 8th Street

Van Dorn St

Van Dorn Pad Sites – Build to Suit or Land Lease 700 Van Dorn Street

Lincoln, Nebraska

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Prime Location
Purpose-Built for Industry

Property Specifics

Van Dorn St Pad Sites are in a well-established industrial and commercial corridor that has seen continued investment and steady demand. The area is characterized by a mix of light industrial, service-oriented businesses and distribution facilities, making it an attractive location for companies looking to operate close to the city center while still benefiting from the functionality of an industrial setting. The surrounding district has matured over the years, with modern infrastructure and easy access to key highways drawing sustained interest from both local and regional businesses.

The industrial vacancy rate in this part of Lincoln remains relatively low, reflecting the strength of the local economy and a tight supply of quality flex and warehouse space. Demand is driven by a growing logistics and construction sector, as well as the presence of contractors and tech-forward service companies. This low vacancy is encouraging both private and public investment into the area, with improvements in road access, utilities, and site development aimed at supporting continued commercial and industrial growth.

KEY HIGHLIGHTS

Build to Suit

Tailor the site to meet your exact needs.

Strategic Location:

Located near major transportation routes, Highway 2, Highway 77 and I-80, the area offers streamlined connectivity for freight movement, commuting and regional distribution. The proximity to Lincoln Airport and Amtrak rail service further enhances the area's appeal to logistics and service industries. These transportation assets, coupled with the area's consistent occupancy levels and supportive business environment, make South Salt Creek a compelling target for industrial investment and expansion in Lincoln.





Build-to-Suit or Land Lease

700 Van Dorn Street, Lincoln, NE 68502

Type of Listing	Build-to-Suit or Land Lease		
Land Lease Price	\$1.50, PSF		
Build-to-Suit Price	TBD		
Total SF Available	North Pad Site	0.66 acres	28,750 SF
	South Pad Site	0.73 acres	31,799 SF
Total Building SF	Up to 10,000 SF each		
Parking	Ample		
County	Lancaster		
Zoning	I-1		
Traffic Count	16,580 VPD		
Covenants	None		
Utilities	To site		
Intersection	Van Dorn St & Hill St N		
Submarket	Lincoln		

Contact us:

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