



FOR LEASE

## Industrial Building with Docks, Storage & Office Space

501 W P Street | 6,176 SF | \$6.25 PSF + NNN



**Mattison Wenzl**

402 540 8587

[mwenzl@linepartners.com](mailto:mwenzl@linepartners.com)



**Mike Leising**

402 937 3910

[mleising@linepartners.com](mailto:mleising@linepartners.com)

Lincoln, NE  
402 477 9300  
[linepartners.com](http://linepartners.com)

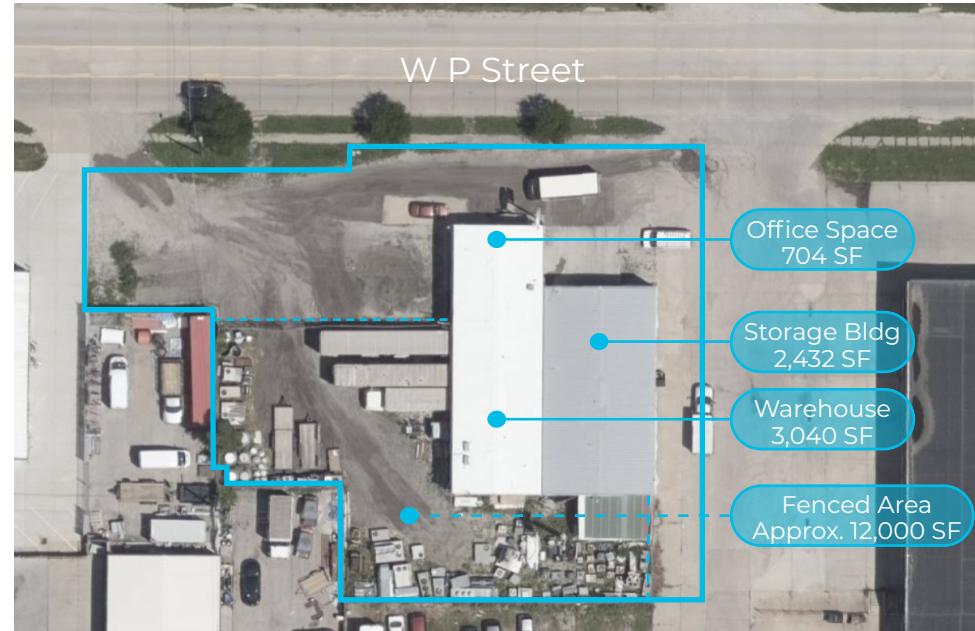
## Property Description

This is a spacious warehouse that features that includes 704 SF of office space. The first building is 2,432 SF and consists of an office space and a fully climate controlled warehouse. This building also offers 3-phase electricity, 4 dock height doors, 1 restroom and an interior dock door that opens up to the Second Building.

The Second Building consists of 3,040 SF and has one 10 X 8 Overhead Door that enters into the building as well as Mezzanine space that is not included in the square footage. The second building has electricity but is mainly used for dry storage as this portion of the building is not climate controlled.

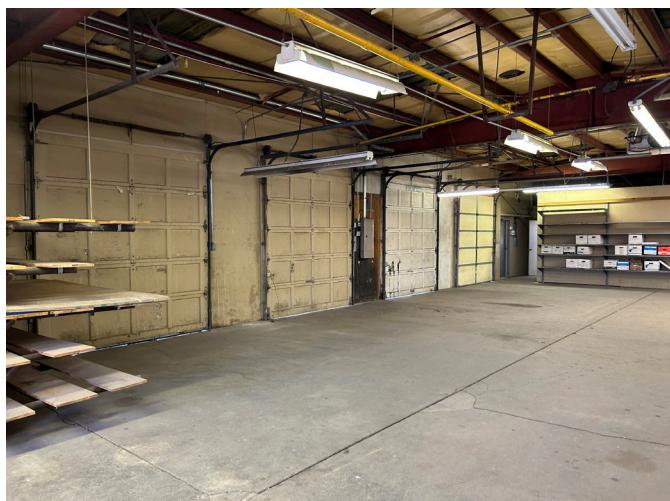
In addition to the buildings on this property there is a 12,000 SF fenced-in area outside for storage. One of the dock doors is outside of the fenced-in area, and the others are inside of the fenced-in area.

- Located a half mile west of Sunvalley Blvd & north of West O Street
- Manual Dock Doors
- Built in 1963
- H-3 Zoning
- Tenant responsible for lawn care, snow removal, electric, gas, water, trash, and all data communications. (All utilities will be put into tenant's name directly).
- Owner responsible for flood insurance



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

501 W P Street  
Property Photos





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