



2440 Production Drive, Units 15 & 16 | Lincoln, NE 68430

PRICE REDUCED \$650,000

Property Features

- Finished office space, break area, and restrooms
- 32'X56' Chief pre-engineered metal building with 16' front eave, single-slope roof, and 6" concrete floor
- Two (10'X12') overhead doors plus front and rear (3'X7') walk-in doors
- 8" concrete parking /drive slab, one-site well, and community septic lagoon
- Excellent location in south Lincoln

13321 California Street, Suite 105
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Spencer Morrissey

Vice President

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ADDRESS

2440 Production Drive, Units 15 & 16

SIZE (SF)

3,584 SF

PRICE REDUCED

\$650,000

BUILDING DETAILS

Size (SF)	3,584 SF
No. Overhead Doors	2 (10'X12')
Walk-in Doors	3'X7' (Front & rear)
Ceiling Height	16'
Zoning	I-1
Roof	Single slope metal

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	South Lincoln
County	Lancaster
Cross Streets	S 25th & Saltillo Road

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	30	5,840	21,559
Total Population	70	14,626	54,107
Average HH Income	\$203,510	\$158,285	\$143,627



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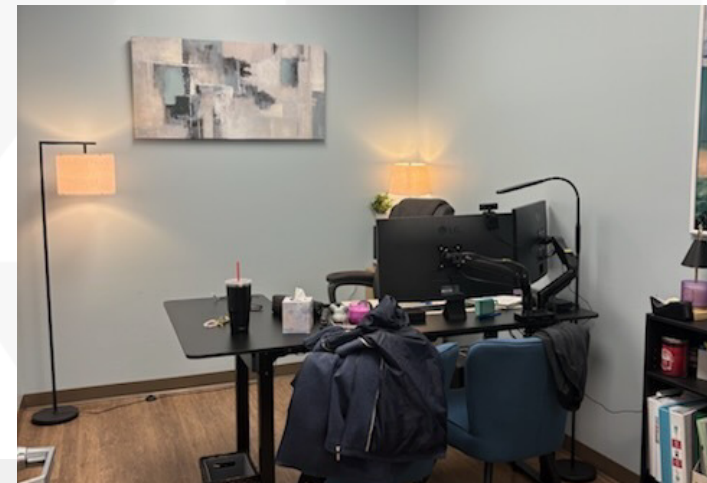
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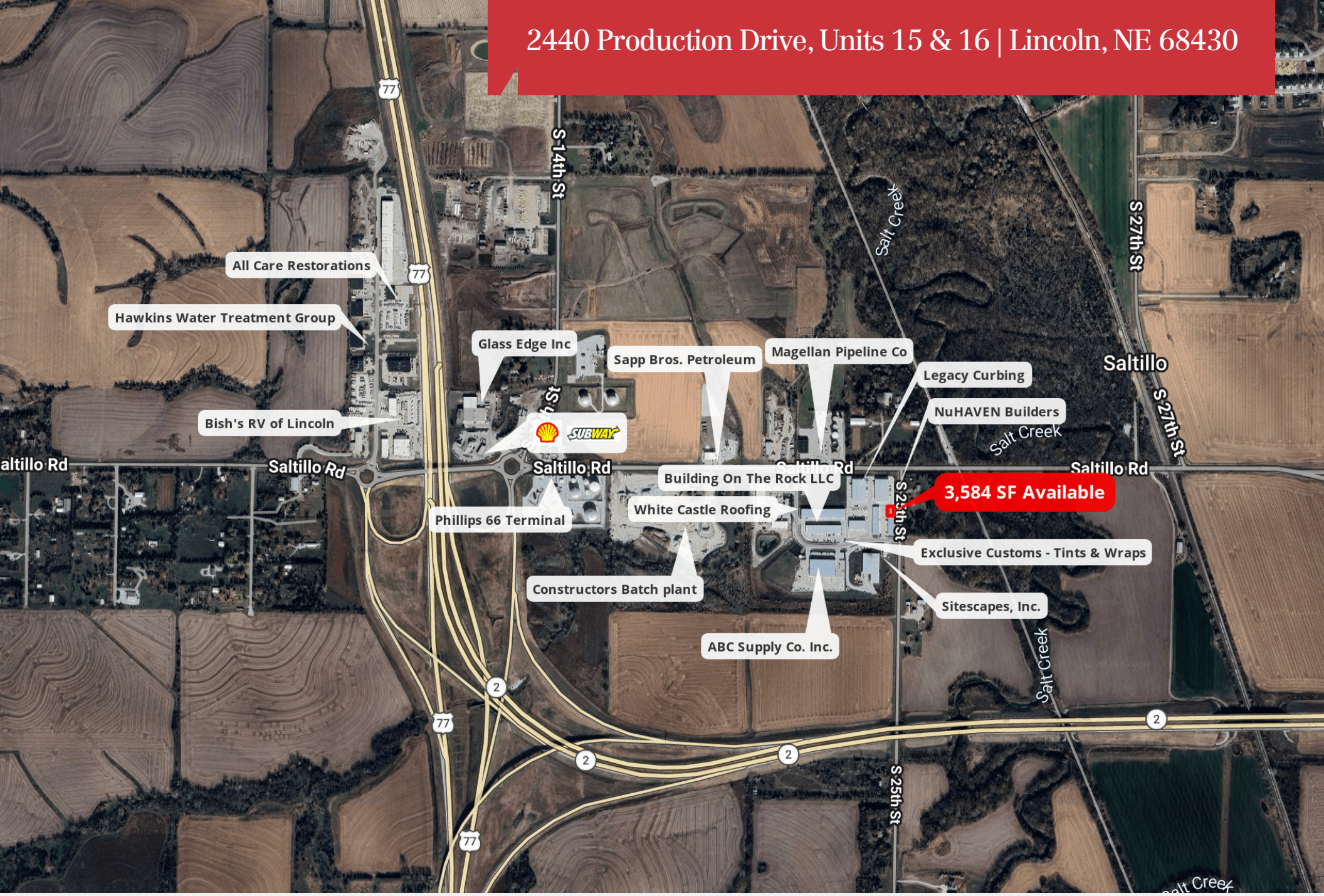
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