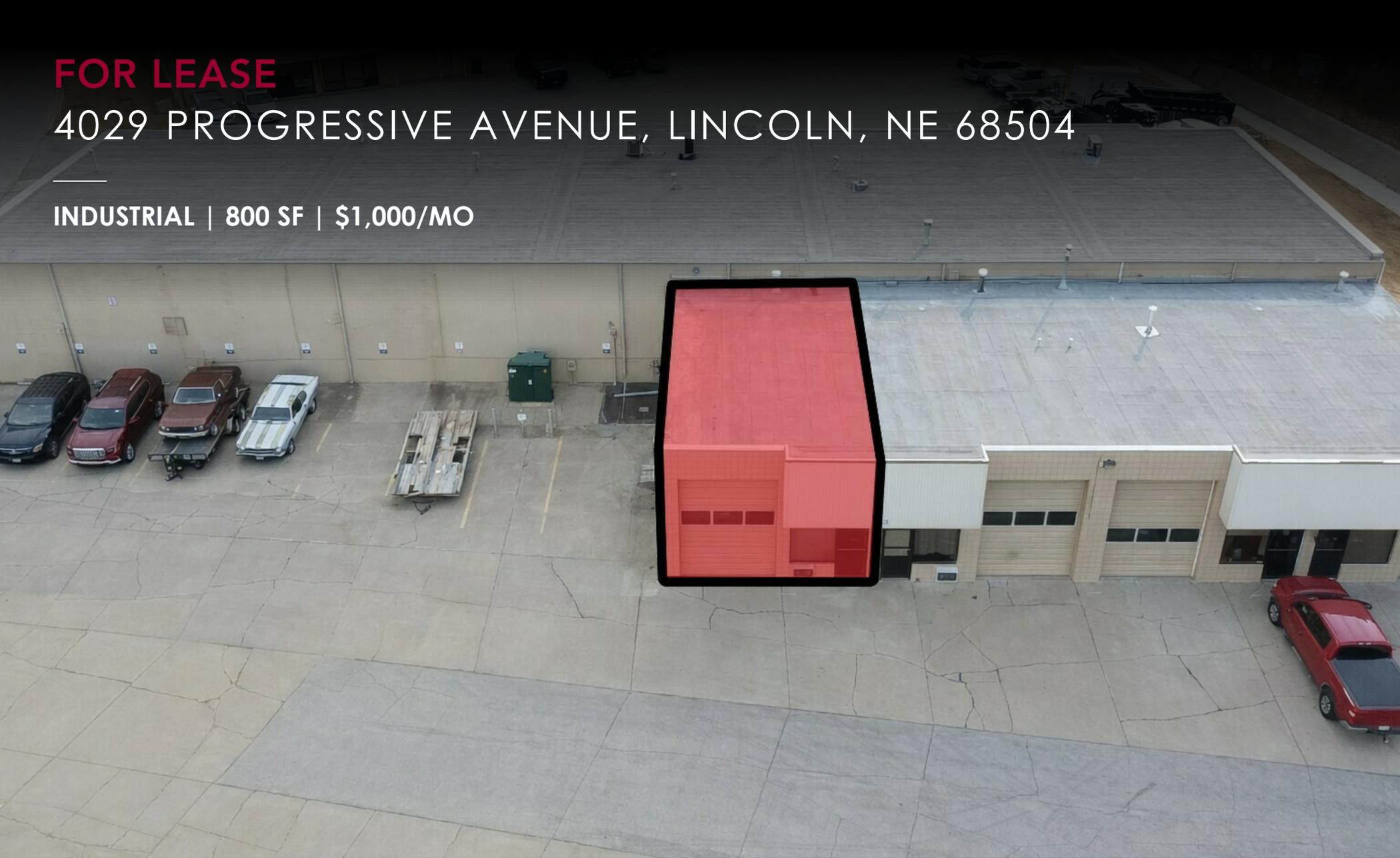


FOR LEASE

4029 PROGRESSIVE AVENUE, LINCOLN, NE 68504

INDUSTRIAL | 800 SF | \$1,000/MO



COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

PRESENTED BY:

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Jacob D. Militti

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

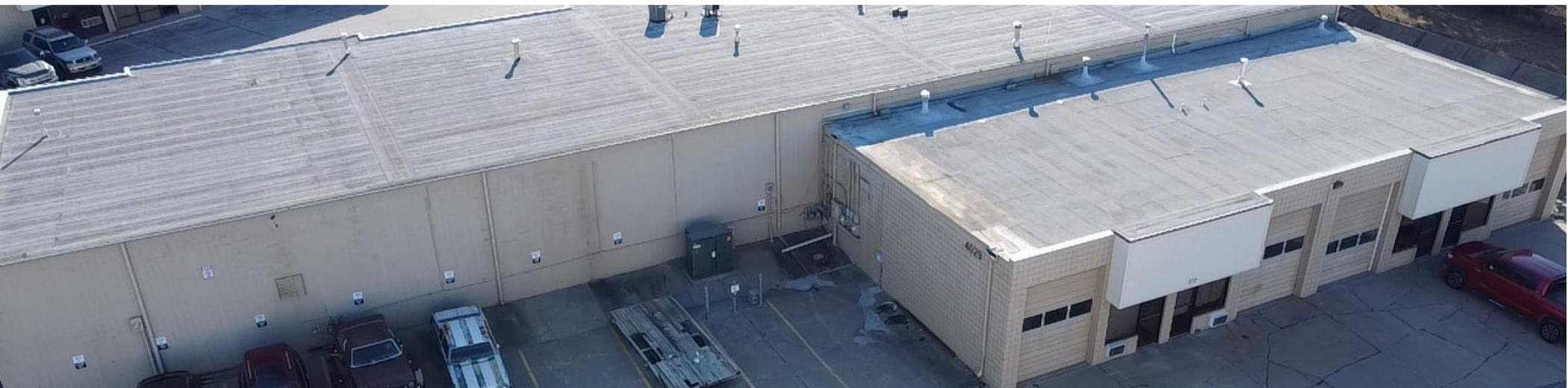
Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



FOR LEASE

4029 PROGRESSIVE AVENUE, LINCOLN, NE 68504

Industrial | 800 SF | \$12.68 SF/yr (NNN)



PROPERTY DESCRIPTION

Positioned for operational efficiency and long-term value, this well-designed industrial warehouse facility supports a diverse range of industrial, distribution, and service-oriented uses. The property features a drive-in door for seamless loading, on-site parking, and efficient site circulation for trucks and deliveries. Its strategic location and flexible configuration make it an attractive opportunity for any light industrial/warehouse tenant.

PROPERTY HIGHLIGHTS

- Small warehouse opportunity
- High demand area
- Open layout suitable for all users
- Ability to scale within immediate vicinity

LOCATION DESCRIPTION

Strategically located in Northeast Lincoln within an established industrial corridor, the property offers convenient access to major transportation routes, including I-80 and Hwy 77, ensuring efficient connectivity throughout Lincoln and surrounding areas. The area is home to a strong concentration of industrial and commercial users, supporting sustained demand for warehouse and logistics space. This location is well suited for businesses serving both local and regional markets.

OFFERING SUMMARY

Lease Rate: \$12.68 SF/yr (NNN)

NNN Expenses: \$2.32 PSF

Available SF: 800 SF

CONTACT

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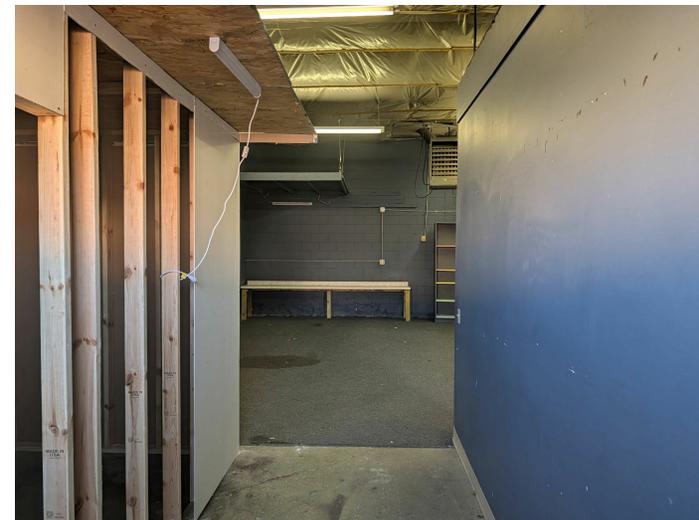
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LEE & ASSOCIATES

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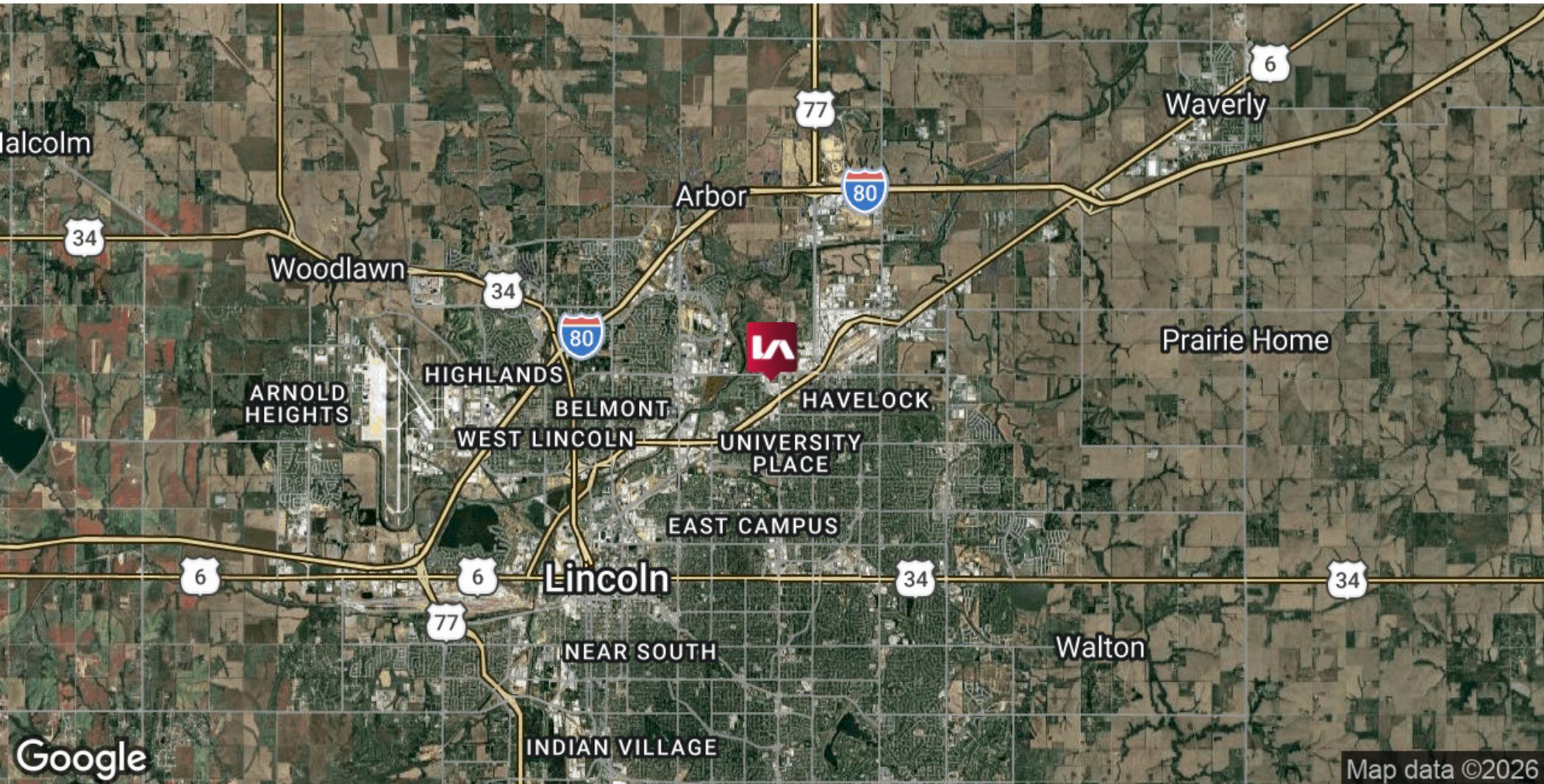
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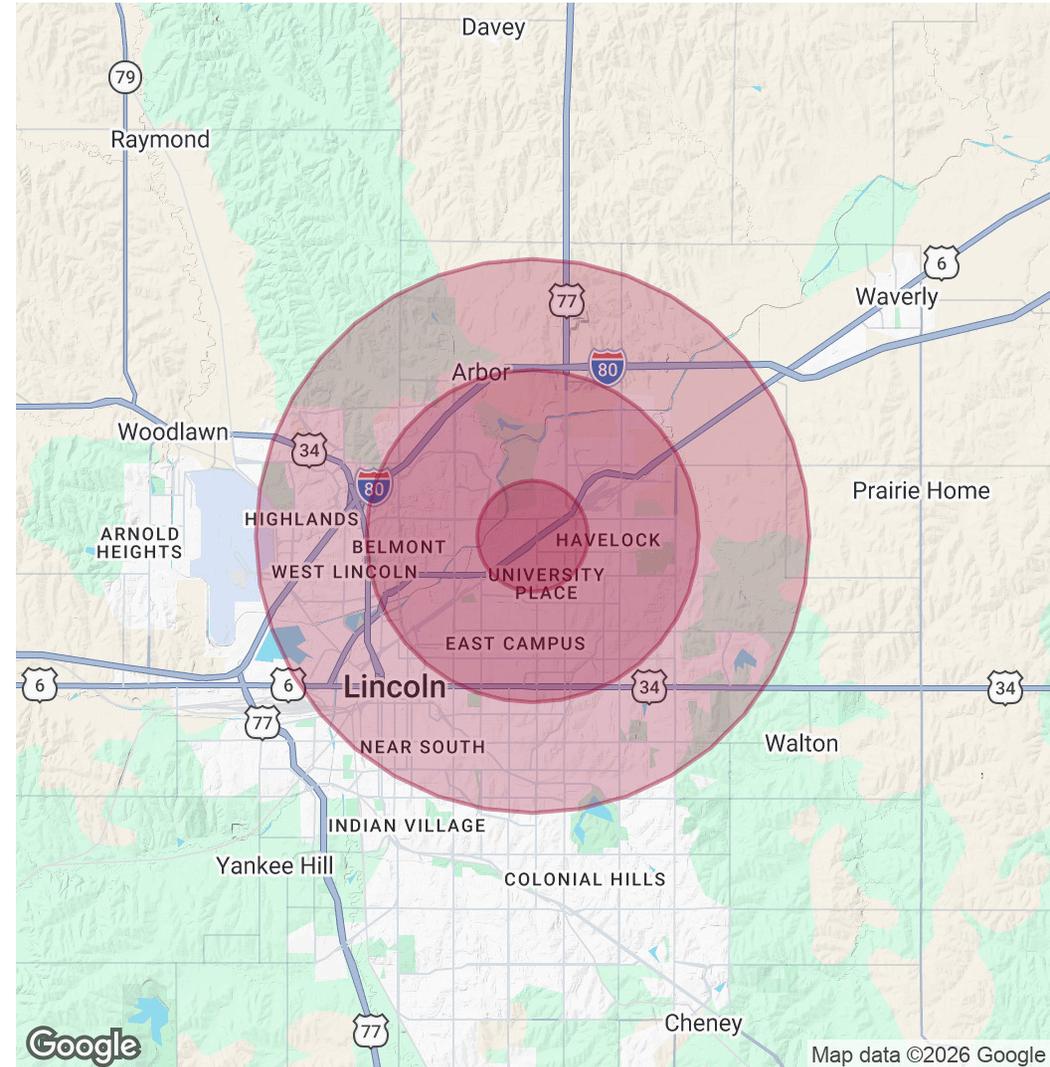
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,313	80,286	175,186
Average Age	36.6	32.0	33.7
Average Age (Male)	33.5	31.0	32.9
Average Age (Female)	38.1	33.9	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,392	34,145	74,350
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$69,305	\$76,264	\$80,439
Average House Value	\$139,267	\$202,617	\$231,737

2023 American Community Survey (ACS)



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