

# SOUTH LINCOLN INDUSTRIAL/FLEX BUILDING FOR LEASE



3128 S. 6TH STREET  
LINCOLN, NE 68502

ZONING: I-1

PROPERTY TYPE: Light Industrial  
Warehouse  
Office

BUILDING SIZE: 5,873 SF (Total)  
3,727 SF (Warehouse - Main Level)  
1,073 SF (Office - Main Level)  
1,073 SF (Office - Second Level)

RENT RATE: \$10.00/SF/YR NNN

AVAILABLE: January 1, 2025

## PROPERTY HIGHLIGHTS

- Excellent South Lincoln Location
- Convenient Access & Wayfinding from Hwy 77 & Nebraska Parkway
- 16' Side Wall Height
- (3) 12' x 14' OVH doors, at-grade
- (1) 10' x 10' OVH doors, at-grade
- Fully Conditioned Office Area
- Heated Warehouse Area
- Concrete Surfaced Yard Area
- Separate Customer/Employee Parking Area

## NW AERIAL



**PRISM**  
COMMERCIAL  
*a Berkshire Hathaway Affiliate*

**TODD LORENZ**

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**LISA LORENZ**

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SOUTH AERIAL



W AERIAL



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## VICINITY MAP



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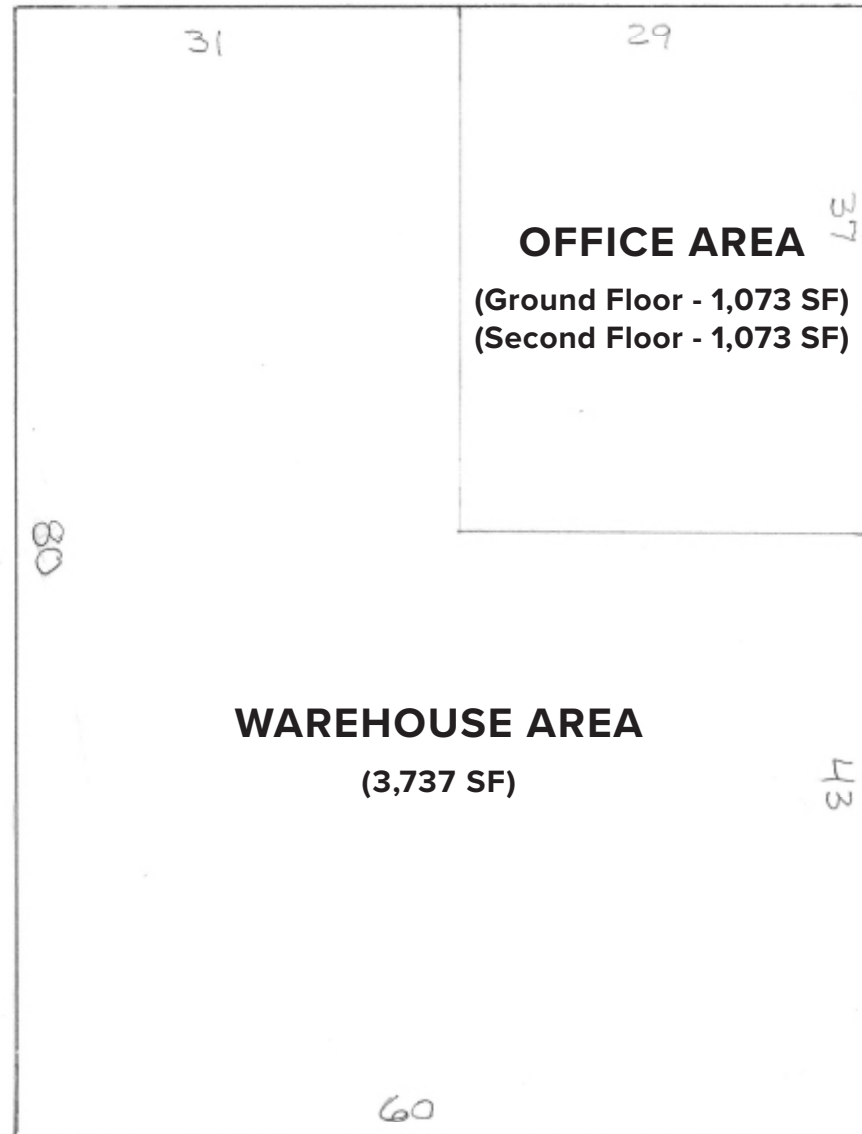
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## FLOOR PLAN



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## WAREHOUSE PHOTOS



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## OFFICE PHOTOS



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