

# 2324 KIMARRA PLACE

2324 Kimarra Place, Lincoln, NE 68508



## PROPERTY DESCRIPTION

Located off 27th street, just south of Cornhusker Hwy, this industrial building contains individual garage bays, high ceilings, and suited for a range of uses. Take advantage of ample indoor space to streamline operations and propel your business forward in this dynamic and adaptable facility. Inquire now to secure your future workspace!

## OFFERING SUMMARY

Lease Rate	\$7.75 SF/yr (NNN)
Number of Units	12
Total Available SF	11,441 SF
Building Size	40,779 SF
NNN	\$2.00 / SF

## SPACES

SPACES	LEASE RATE	SPACE SIZE
2324 Kimarra Place Suite 10	\$7.75 SF/yr	4,644 - 11,441 SF
2324 Kimarra Place Suite 11	\$7.75 SF/yr	6,797 - 11,441 SF

## DEMOGRAPHICS

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	671	3,508
Total Population	291	1,835	9,020
Average HH Income	\$52,604	\$58,604	\$60,429



**TOM GIFFORD**  
 Broker  
 402.326.2413  
 TjGifford@SpeedwayProperties.com

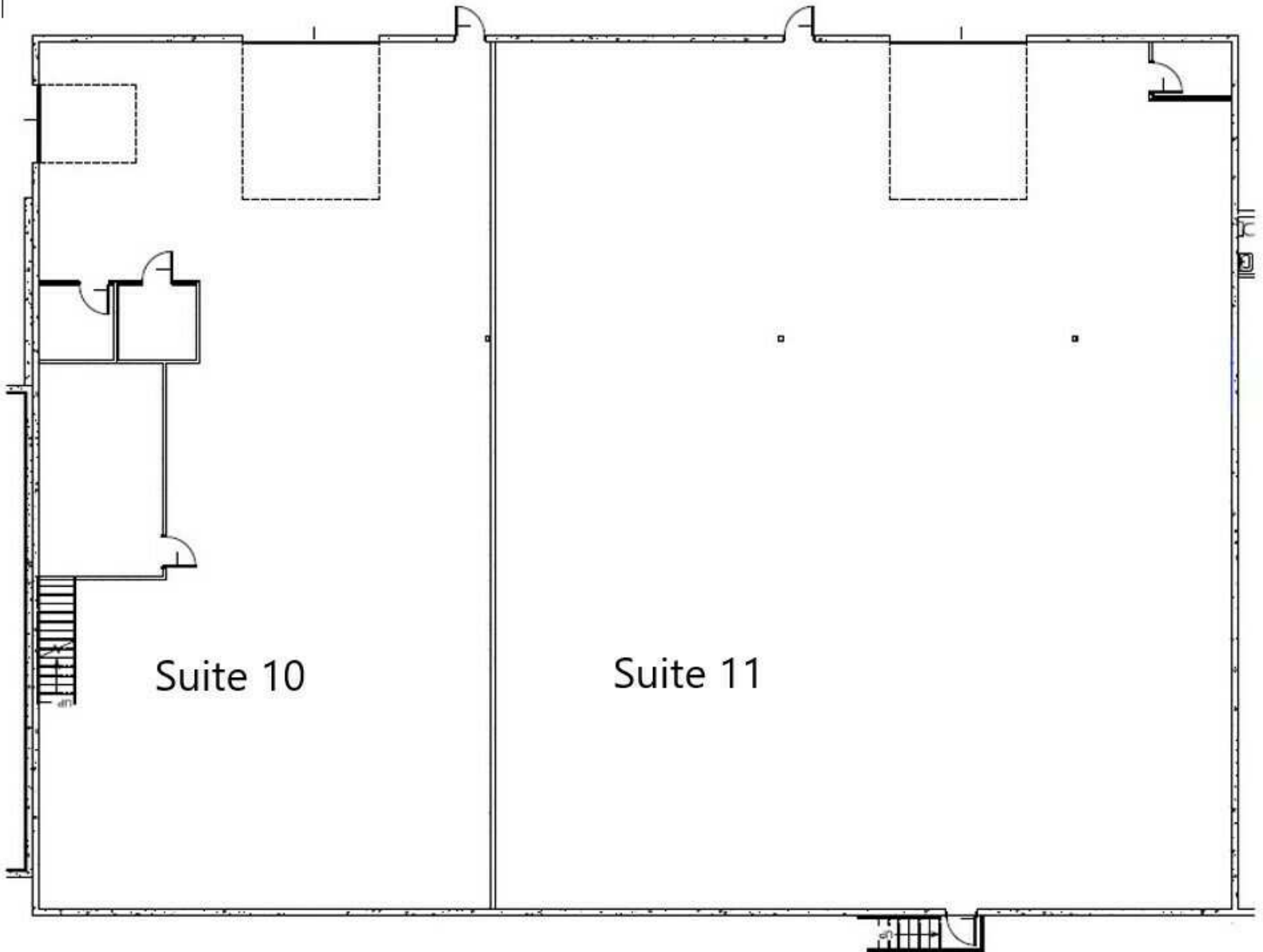


**KALI KLASSEN**  
 Commercial Leasing Agent  
 402.323.3123  
 KmKlassen@SpeedwayProperties.com



# 2324 KIMARRA PLACE

2324 Kimarra Place, Lincoln, NE 68508



**TOM GIFFORD**  
Broker  
402.326.2413  
TjGifford@SpeedwayProperties.com

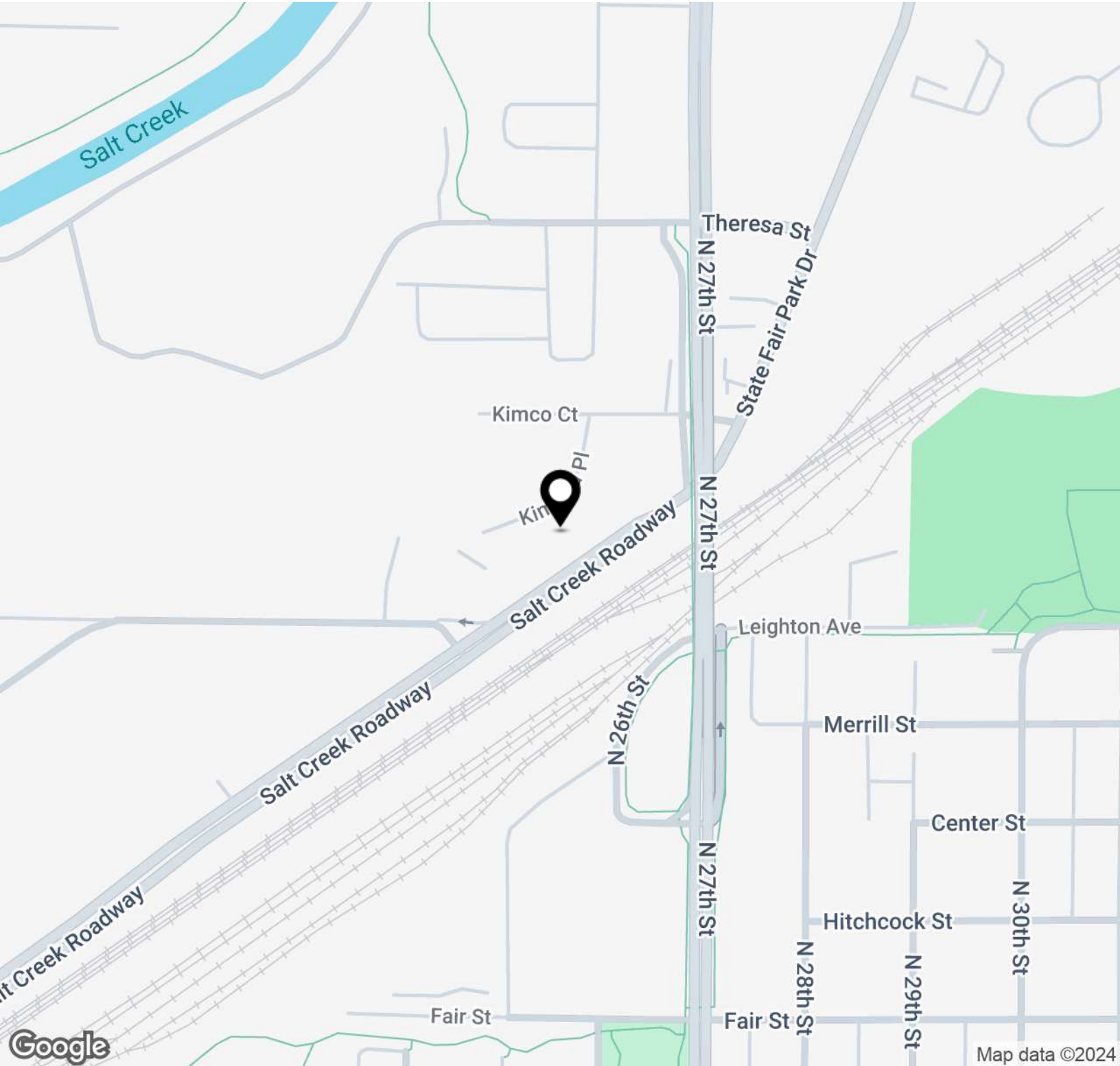


**KALI KLASSEN**  
Commercial Leasing Agent  
402.323.3123  
KmKlassen@SpeedwayProperties.com

Office Building For Lease

# 2324 KIMARRA PLACE

2324 Kimarra Place, Lincoln, NE 68508



**TOM GIFFORD**  
Broker  
402.326.2413  
TjGifford@SpeedwayProperties.com



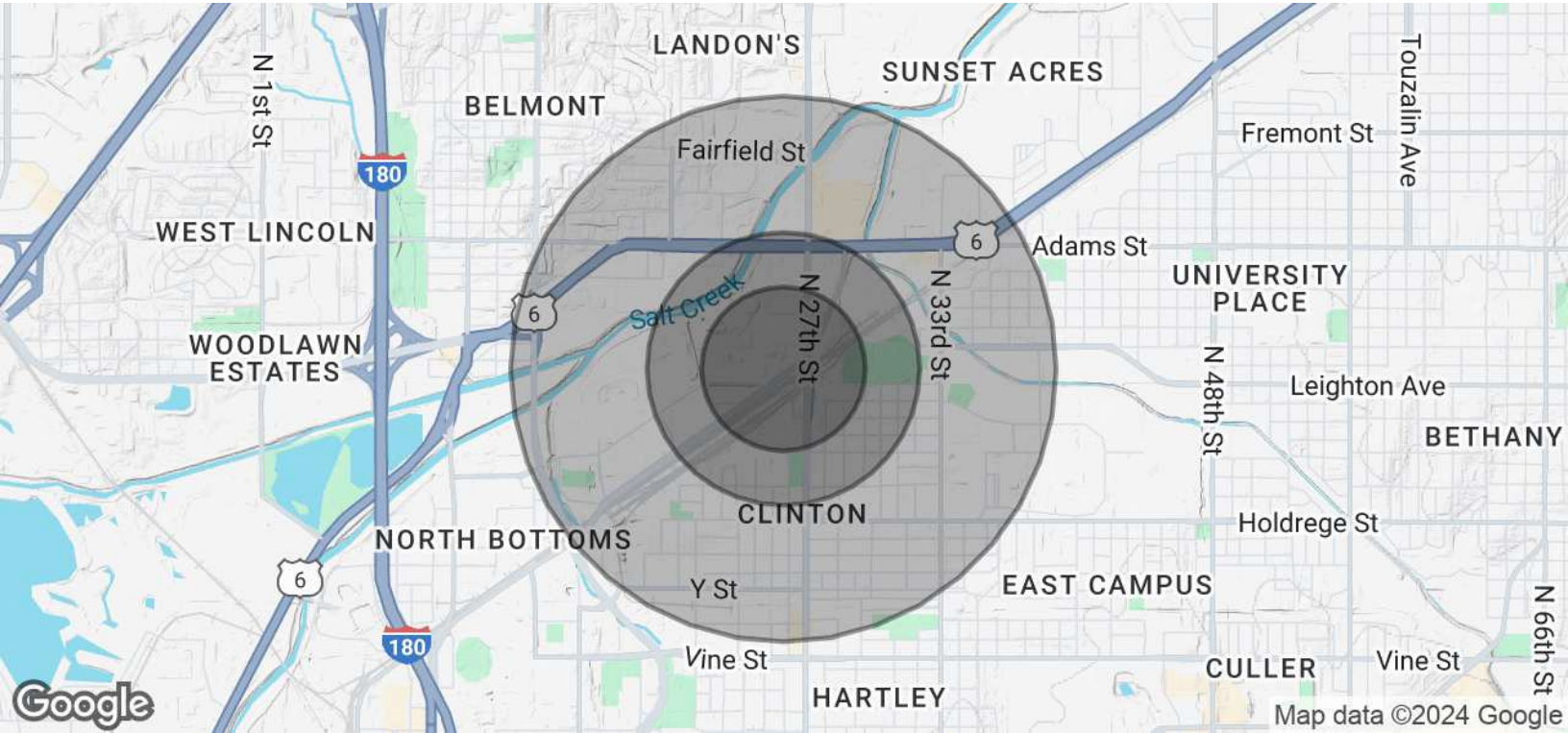
**KALI KLASSEN**  
Commercial Leasing Agent  
402.323.3123  
KmKlassen@SpeedwayProperties.com



SpeedwayProperties.com

# 2324 KIMARRA PLACE

2324 Kimarra Place, Lincoln, NE 68508



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	291	1,835	9,020
Average Age	32	33	33
Average Age (Male)	32	32	33
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	671	3,508
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$52,604	\$58,604	\$60,429
Average House Value	\$133,230	\$152,372	\$173,197

Demographics data derived from AlphaMap



**TOM GIFFORD**  
 Broker  
 402.326.2413  
 TjGifford@SpeedwayProperties.com



**KALI KLASSEN**  
 Commercial Leasing Agent  
 402.323.3123  
 KmKlassen@SpeedwayProperties.com

