

For Sale

Flex Warehouse

6,000 SF



PRICE REDUCED

1160 Lincoln Street | Blair, NE 68008

\$725,000

Property Features

- Hard-to-find flex warehouse with outside storage - ideal for an owner/user
- 2,400 SF of finished office space with additional below grade finished space
- Located in Blair's Central Business District
- 3-phase power
- 2 Drive-in Doors

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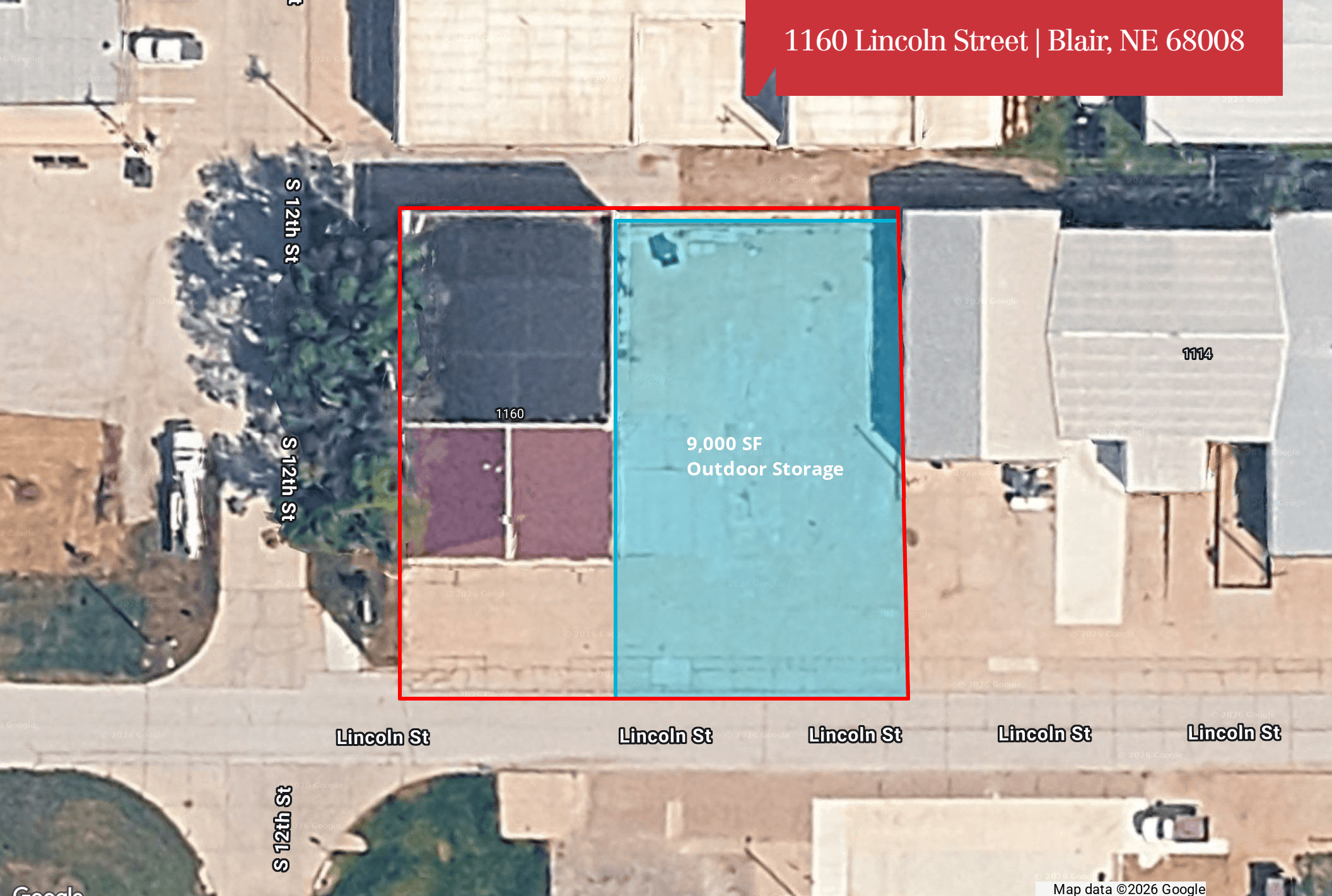
ADDRESS	SIZE (SF)	ASKING PRICE
1160 Lincoln Street, Blair, NE	2,640 SF	\$725,000

BUILDING DETAILS	TABLE TITLE
Year Built / Renovated	1947 / 2010
No. Grade Level Doors	Two (2)
No. Drive-in Bays	Two (2)
Ceiling Height	16'-24'
Office Space	2,400 SF
Restrooms	2 (Two)
Lot Size	Heat & AC
Power	120/208 VRMS, 3-Phase
Roof	Shingle & Rubber Membrane
Floor Drains	Yes

LOCATION DETAILS	TABLE TITLE
Market	Greater Omaha Area
County	Washington
Lot Size	0.33 AC
Zoning	03
Parking	Ample
Outdoor Storage	9,000 SF
Cross Streets	12th Street
Nearest Interstate	I-29

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,316	3,688	4,093
Total Population	5,397	8,928	10,042
Average HH Income	\$83,678	\$93,051	\$96,376

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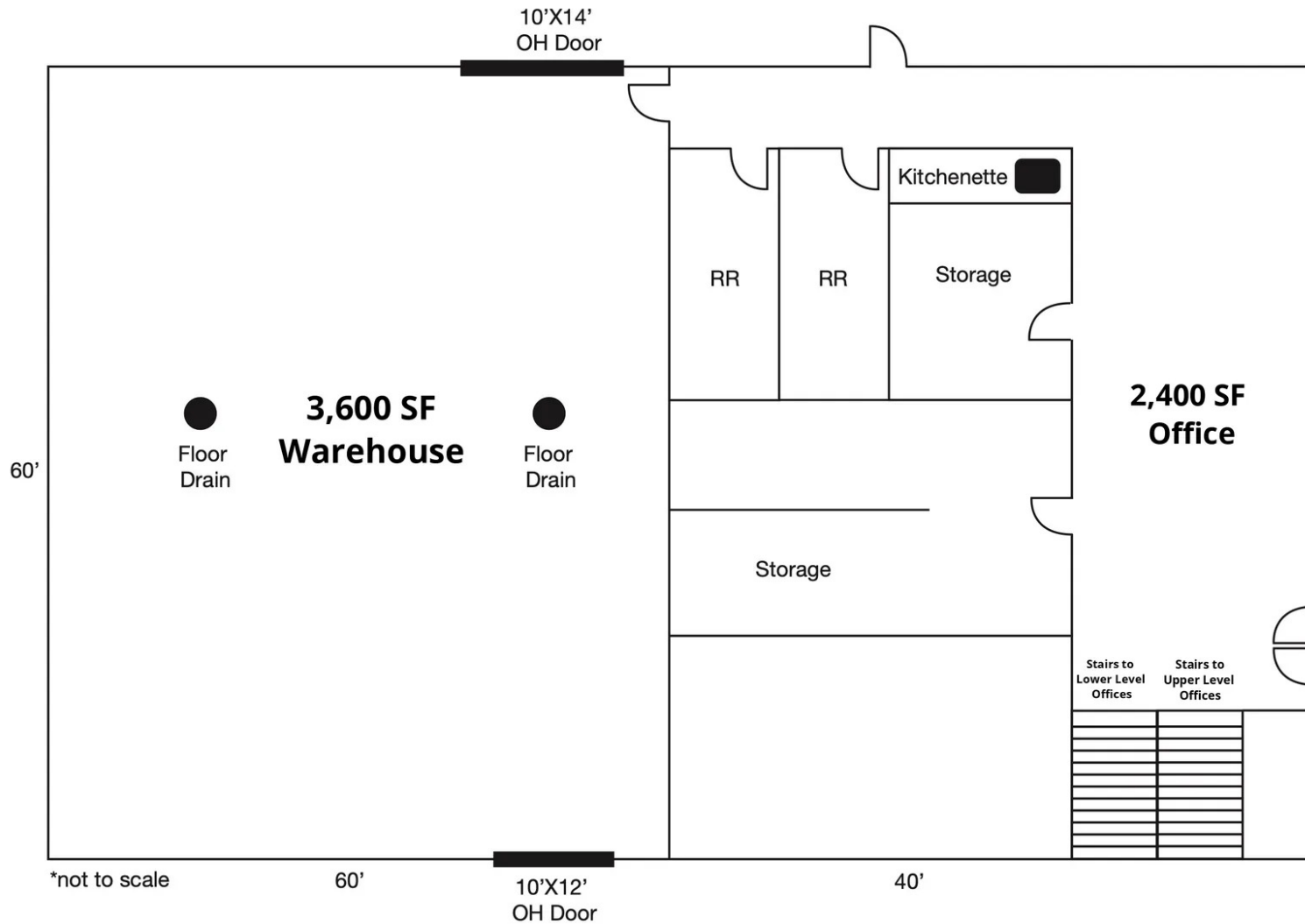


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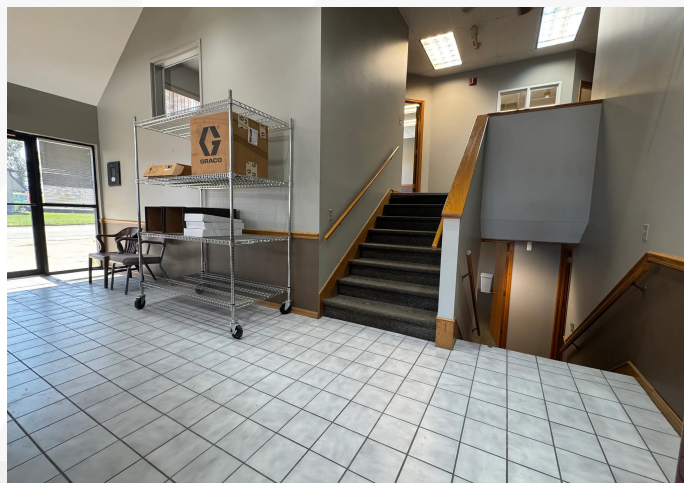
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