

# 4,500 SF - CORNHUSKER HWY FLEX SPACE FOR LEASE



3260 N. 20TH STREET  
LINCOLN, NE 68521

PROPERTY TYPE: Retail/Industrial/Flex

BUILDING SIZE: 4,500 SF  
Office/Warehouse

ZONING: I-1

RENT RATE: \$8.50/SF/YR MG

AVAILABLE: Nov. 1, 2025

## PROPERTY HIGHLIGHTS

- Convenient Cornhusker Hwy Corridor
- 4,500 SF
  - 1,500 SF Office / Show Room
  - 3,000 SF Warehouse
- (2) 12' H x 10'W OVH Doors
- Store Front
- Signage Opportunities
  - Wall Sign
  - Placared on the Pylon Sign
- (14) Parking Stalls
- AC & Heat
- Restroom



# PRISM

Commercial Division of HOME Real Estate  
a Berkshire Hathaway Affiliate

TODD LORENZ  
402.730.3877

[Todd.Lorenz@PrismNE.com](mailto:Todd.Lorenz@PrismNE.com)



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## VICINITY MAP



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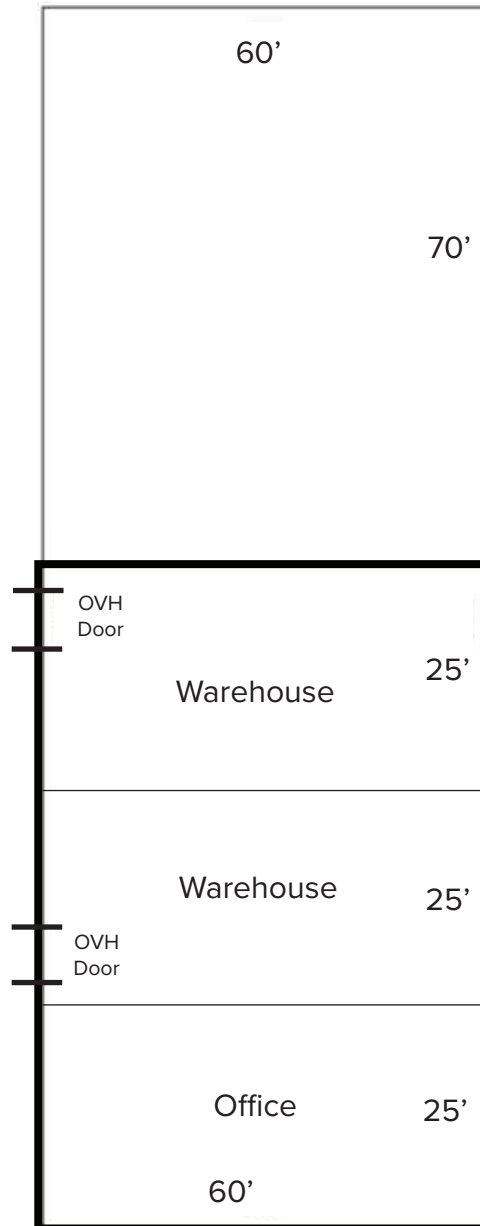


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## FLOOR PLAN



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OUTDOOR SIGNAGE



Your Sign  
Here



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AERIAL PHOTO



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