

FOR SUBLICENSE - KIMCO COURT

2600 KIMCO DR, LINCOLN, NE 68521

INDUSTRIAL | 4,800 - 23,523 SF | \$8.25 SF/YR (NNN)



PRESENTED BY:

Katy Martin

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Boomer Peterson

402.430.2318

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PROPERTY DESCRIPTION

This industrial storage property is strategically located just off N. 27th, providing prime access to the interstate and ensuring efficient logistics for your business needs. Featuring a spacious layout designed for optimal storage capacity, the property includes a convenient garage door for easy loading and unloading. This versatile space is perfect for businesses looking to expand their operations in a high-demand area.

PROPERTY HIGHLIGHTS

- Clean industrial unit in North Lincoln
- 12 ft garage door
- Ideal storage location
- Three phase power and air compressor unit

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LOCATION DESCRIPTION

Located just off of N. 27th with access to Cornhusker Hwy, and Antelope Valley.

OFFERING SUMMARY

Lease Rate:	\$8.25 SF/yr (NNN)
Available SF:	4,800 - 23,523 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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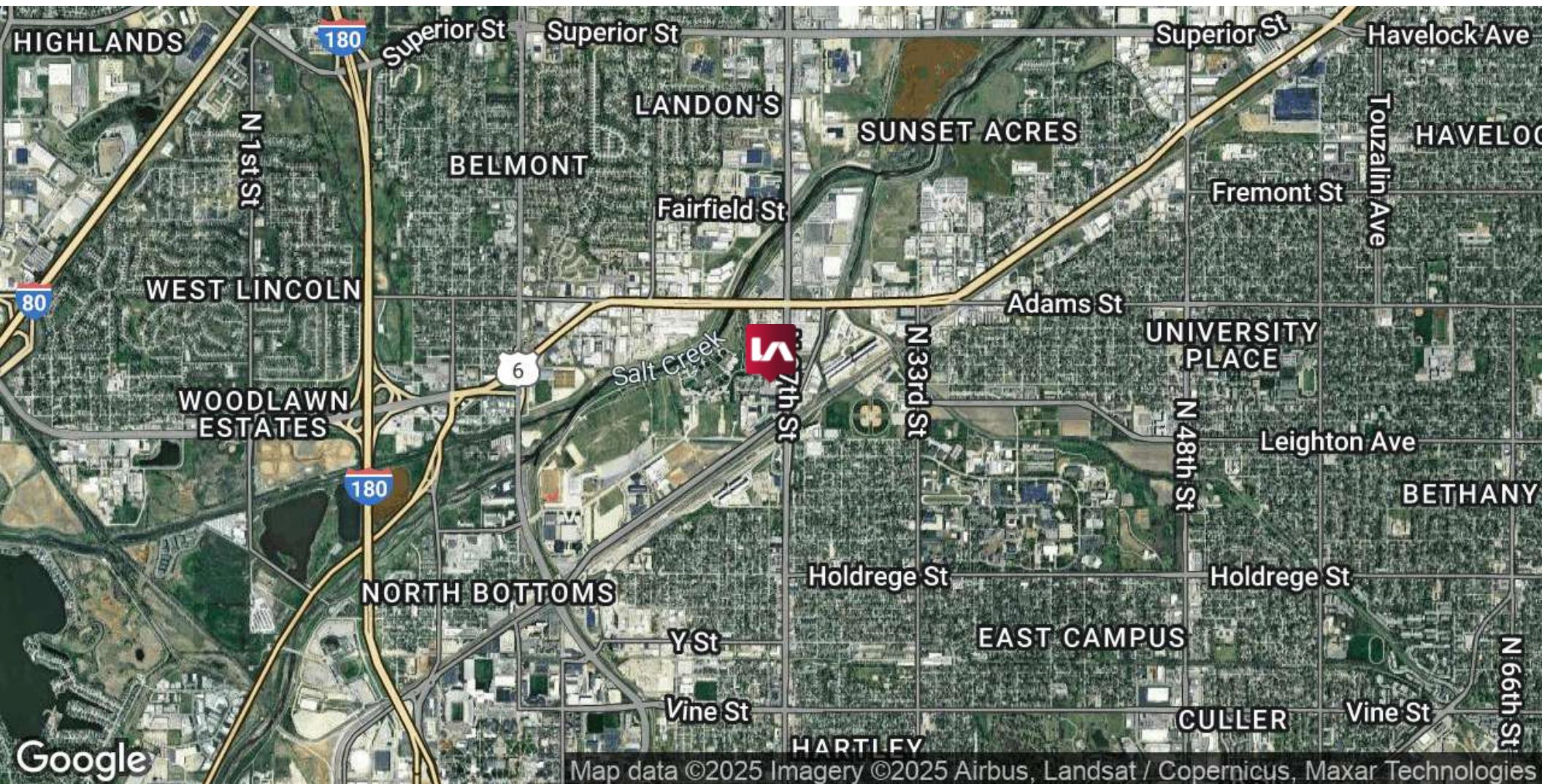
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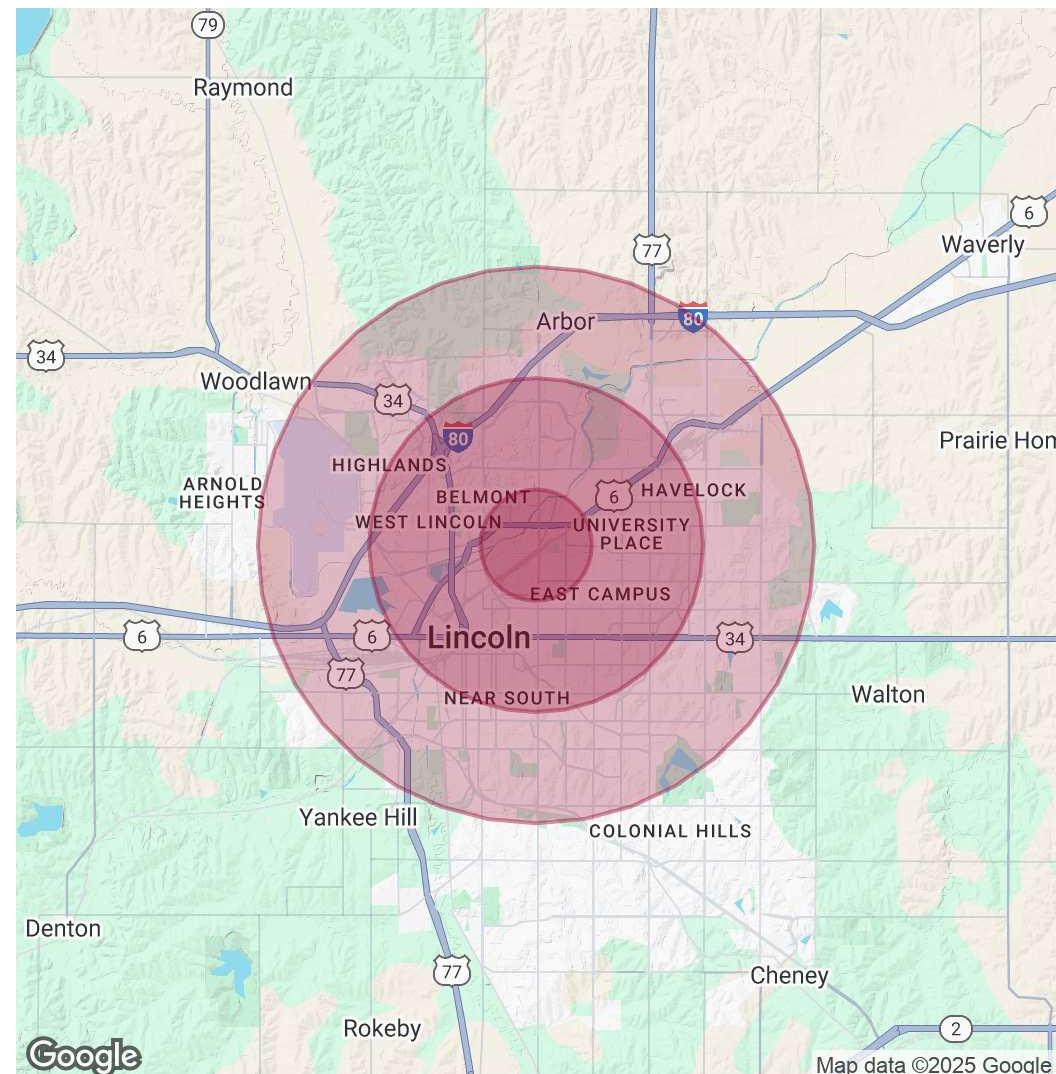
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,846	111,409	200,908
Average Age	33	35	37
Average Age (Male)	33	34	36
Average Age (Female)	34	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,484	45,841	82,475
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$60,524	\$67,472	\$79,157
Average House Value	\$174,110	\$221,360	\$249,502

Demographics data derived from AlphaMap



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