

FOR LEASE:

INDUSTRIAL + OFFICE SPACE

2201 Thurston Circle | Bellevue, NE 68005

15,000 SF Building | Price: \$9.95 + NNN

4,500–9,000 SF of Industrial Flex/Office Available

LINE
PARTNERS



Space Available

Leased

Landlord is willing to explore the option to convert the available space to Industrial Flex space with Overhead doors

LISTING AGENTS:

Pat Heiser

402 875 3600

pheiser@linepartners.com

Mattison Wenzl

402 540 8587

mwenzl@linepartners.com

1001 S 70th Street, Suite 225

Lincoln, NE 68510

402 477 9300

linepartners.com

LI
NE
PARTNERS

2201 THURSTON CIRCLE

About the Property

Prime Flex Industrial Space available for Lease. 9,000 SF contiguous space which is currently built out as office that Landlord is willing to convert into industrial flex space depending upon Tenant's needs. Space can be demised into two 4,500 SF bays or able to accommodate one user for 9,000 SF.

PROPERTY DETAILS:

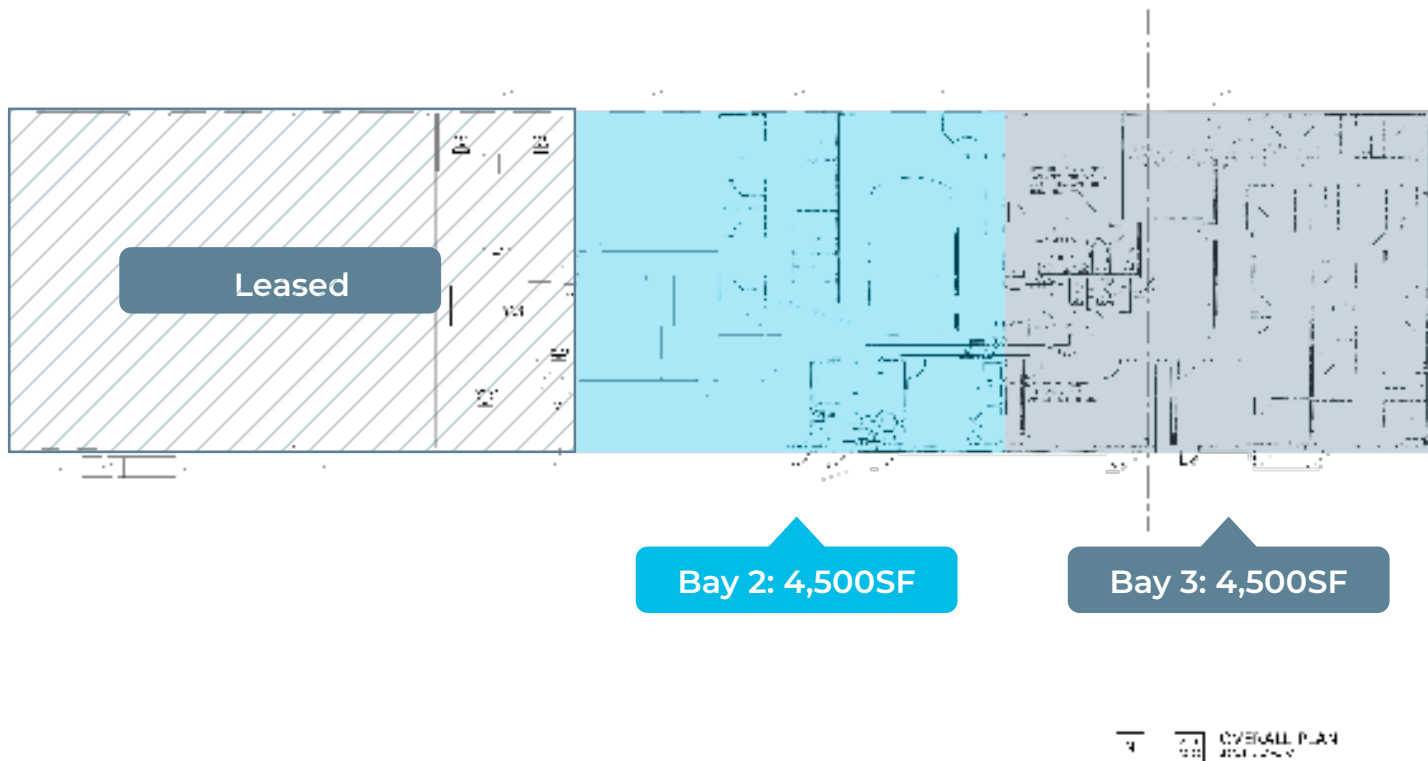
- ▶ Land Area: 2.177 acres
- ▶ Total Building SF: 15,000 SF
- ▶ Year Built: 1999
- ▶ Building Class: A
- ▶ Zoning: 04 - Industrial
- ▶ Ceiling Height: 22-23'
- ▶ Drive Doors: 4
- ▶ Parking: 50+ Stalls

**** Owner open to converting vacant space into industrial bays.****



*This space above is currently leased, but this is what the building can look like to modify the office space into Industrial Flex Space

2201 THURSTON CIRCLE Floor Plan



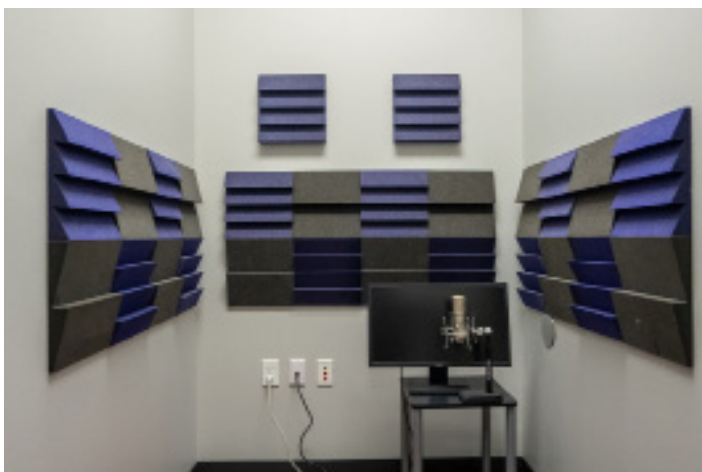
** Owner open to converting vacant space into industrial bays.**

NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

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Property Photographs



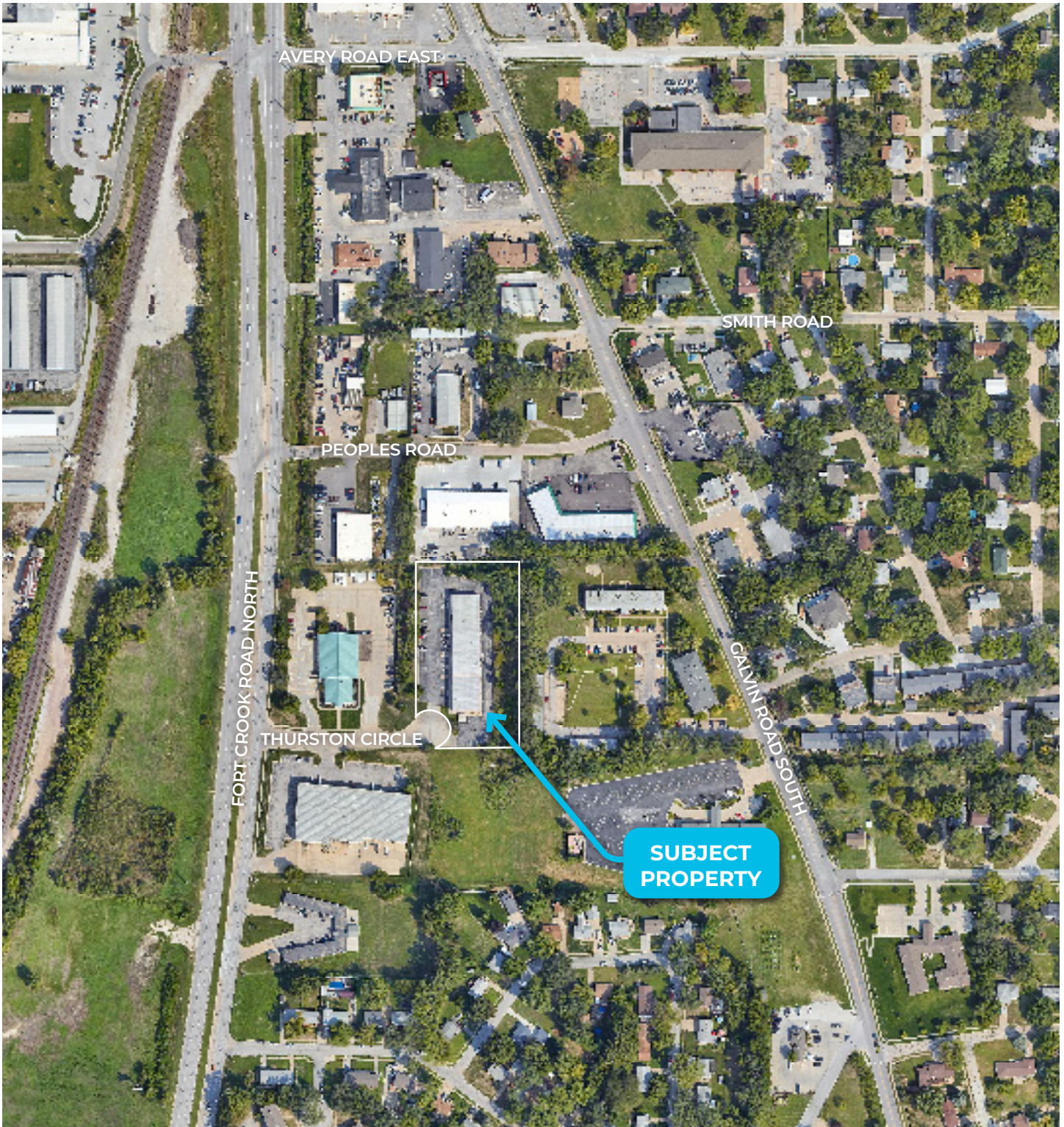
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Property Photographs



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Property Site Context



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