

**FOR SALE/LEASE**

**8245 CODY DR, LINCOLN, NE 68512**

**INDUSTRIAL | SALE PRICE - \$1,675,000; LEASE RATE - \$8.00 SF/YR (NNN)**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**Katy Martin**

402.617.8508

[kmartin@lee-associates.com](mailto:kmartin@lee-associates.com)

**Jared Wegner**

308.627.2136

[jwegner@lee-associates.com](mailto:jwegner@lee-associates.com)

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888

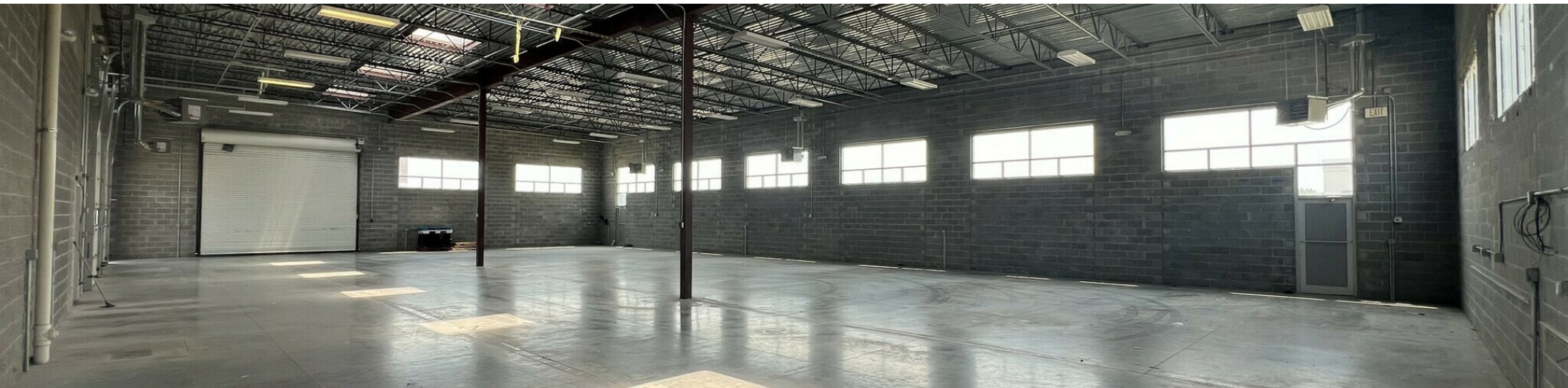




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Industrial | 6,753 SF | \$1,675,000



## PROPERTY DESCRIPTION

Located in Southwest Lincoln's Industrial Retail Park near 14th Street and Yankee Hill Road, this modern industrial flex building offers exceptional versatility for businesses or owner-occupants. Built in 2011-2012 on a 1.16-acre lot, the property totals ±12,032 SF and includes 20 on-site parking stalls, multiple drive-in doors, and 19-foot clear height throughout. The design accommodates a wide range of industrial and service uses, including contractors, light manufacturing, and storage. A portion of the building is currently leased to Victress, a locally owned fitness operation, while the remaining ±6,753 SF makes up the other half of the property and is available for lease. The space features a clean, open layout with a newly remodeled restroom, efficient loading access, and a negotiable tenant improvement allowance, including HVAC, allowing customization for office, warehouse, or operational needs. This is an ideal opportunity for an owner-user or investor seeking a quality property in a prime south Lincoln.

## CONTACT

**Katy Martin**

kmartin@lee-associates.com  
C 402.617.8508

**Jared Wegner**

jwegner@lee-associates.com  
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## LOCATION DESCRIPTION

Prime south Lincoln location near 14th Street & Yankee Hill Road. The property is positioned in a busy industrial area of Southwest Lincoln, providing good visibility and easy access to major roadways. Easy access to Highway 2, 27th Street, and the South Beltway corridor.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,675,000
<b>Building Size:</b>	12,032 SF
<b>Lease Rate</b>	\$8.00 SF/yr (NNN)
<b>Available SF for Lease:</b>	6,753 SF

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## PROPERTY HIGHLIGHTS

- ±12,032 SF available for sale on 1.16-acre site with flexible industrial/flex configuration
- ±6,753 SF available for lease with 19 ft clear height and multiple drive-in doors and a newly remodeled restroom
- Perfect for owner-occupant, industrial user, or storage with blank canvass to build out to your business needs
- 20 on-site parking stalls with excellent site circulation for trucks and staff
- Improvement allowance negotiable, including HVAC
- Prime south Lincoln location near 14th Street & Yankee Hill Road with easy access to Highway 77, Highway 2, and the South Beltway

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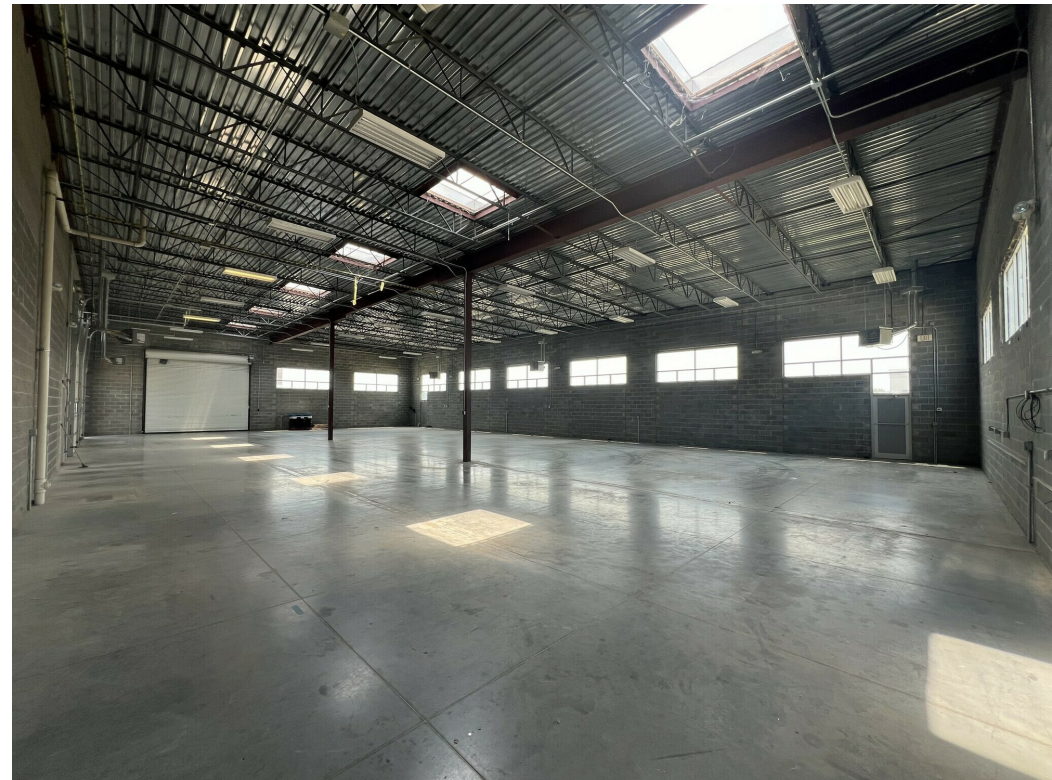
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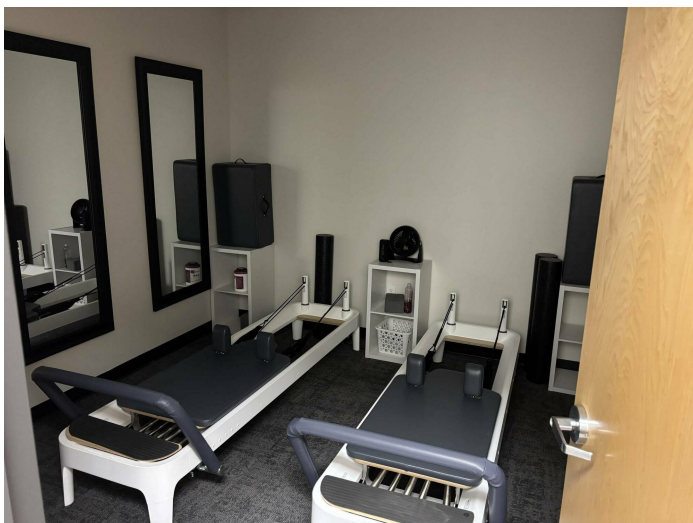
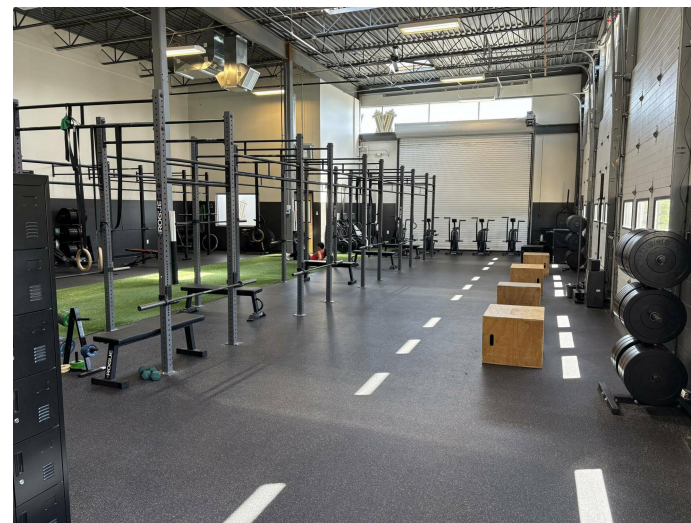
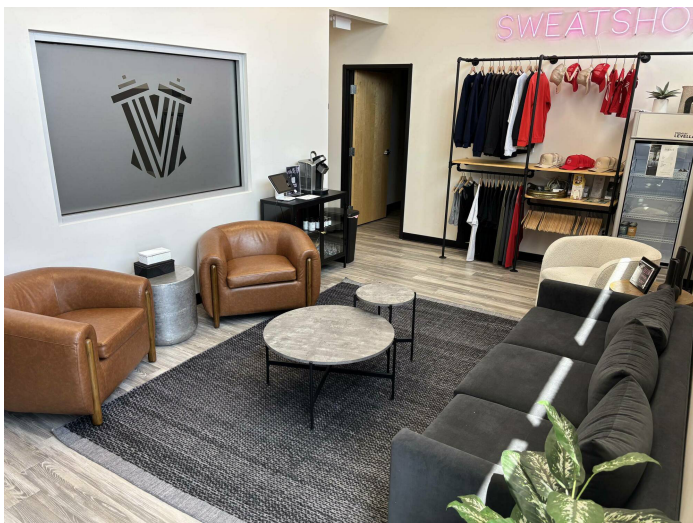
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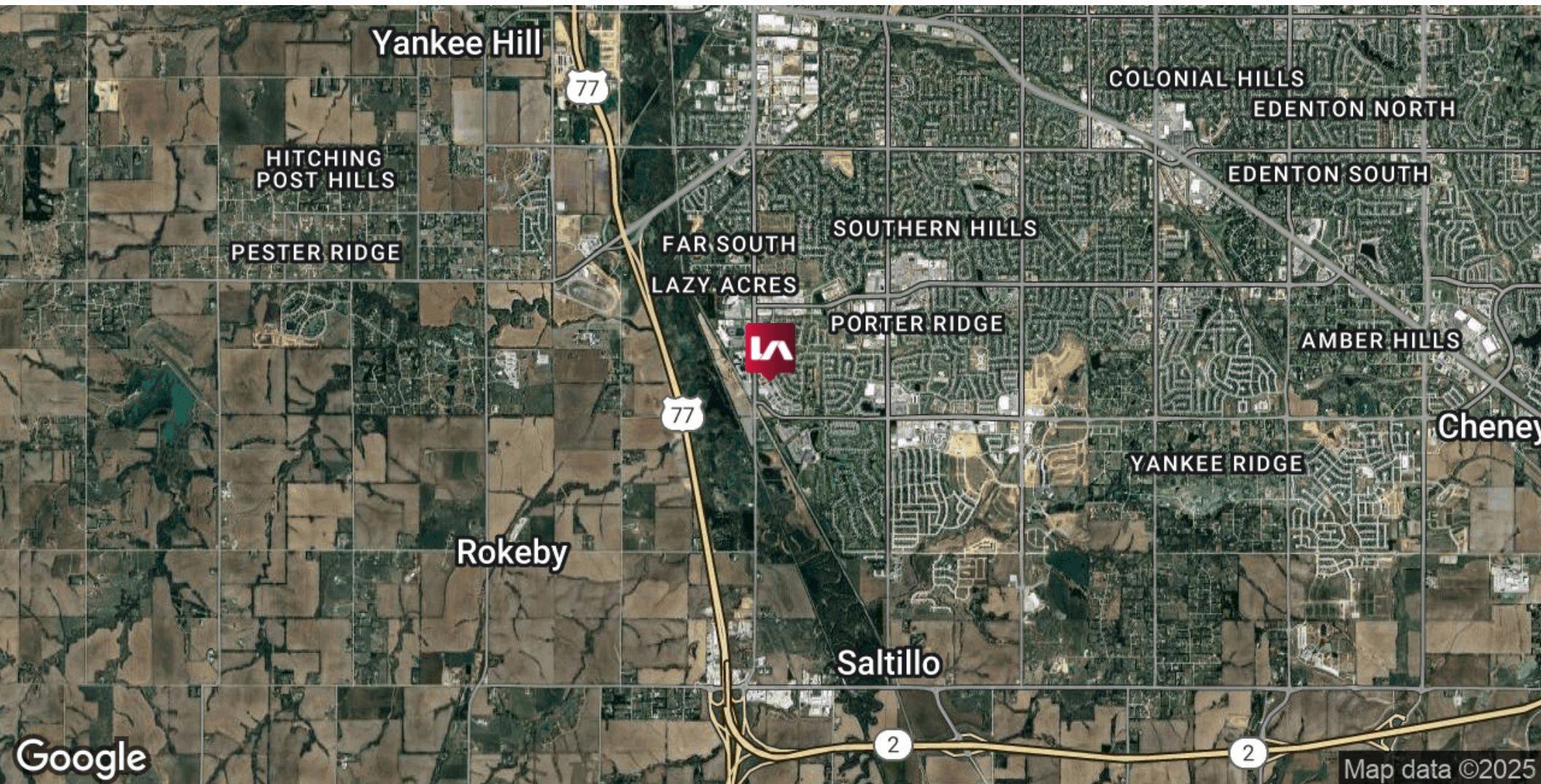
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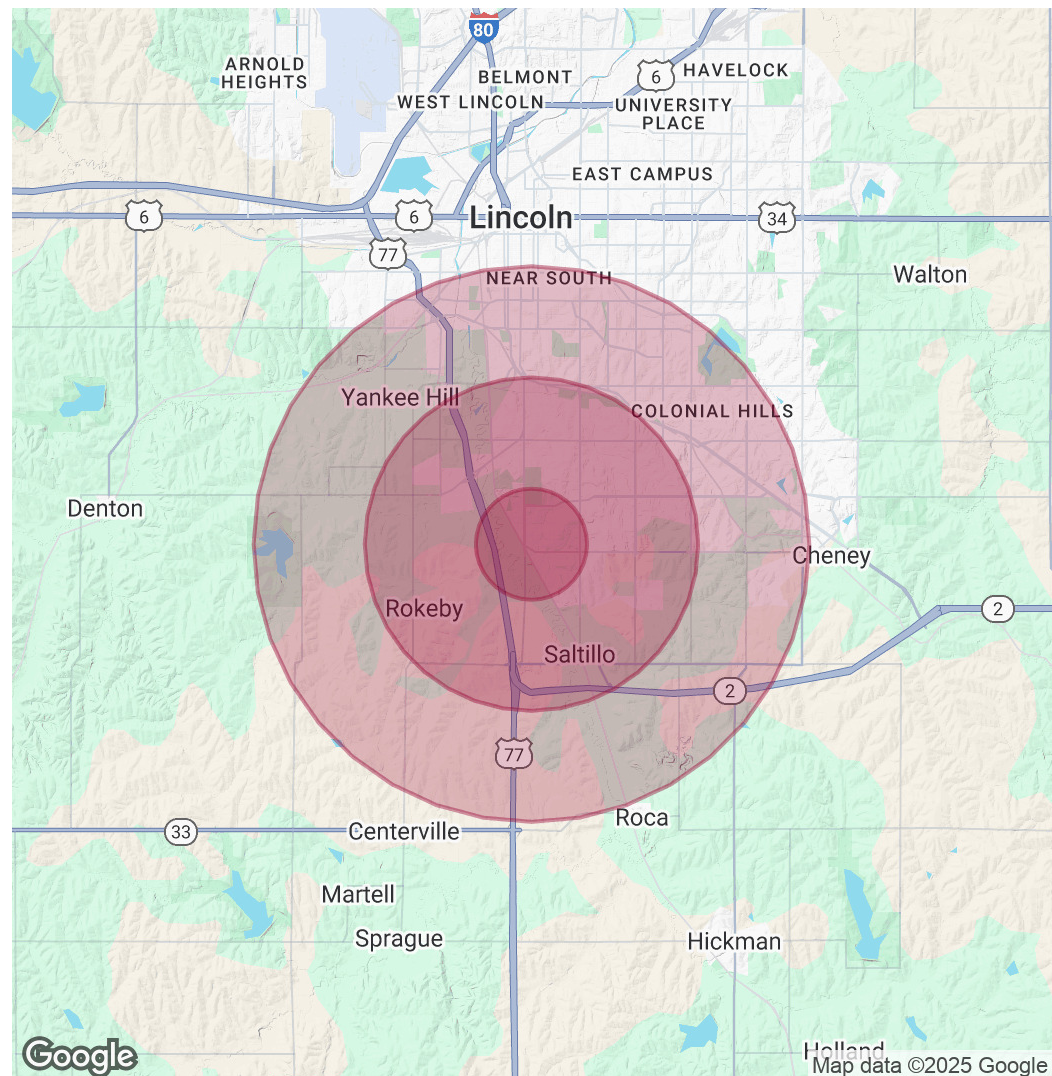
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,953	39,127	107,927
Average Age	37	40	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,363	15,603	44,070
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$125,143	\$121,426	\$106,416
Average House Value	\$413,516	\$393,833	\$343,777

Demographics data derived from AlphaMap



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