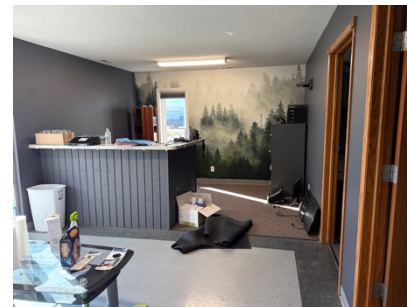


FOR SALE: OFFICE/FLEX OPPORTUNITY

Industrial Shop with Showroom

1634 S 3RD St
Lincoln, NE 68502



PROPERTY DESCRIPTION

Former garage door shop/service unit, west/central Lincoln. Abundant paved outdoor space.

LOCATION DESCRIPTION

West Lincoln industrial park off South Street with quick access to Hwy 77, next to construction, storage, repair, and maintenance service industries serving eastern and southeast Nebraska and Kansas.

PROPERTY HIGHLIGHTS

- 4 A/C Offices, reception, showroom
- 4400 sf warehouse with 1560 sf office/showroom
- 22' ceiling with two 14' door
- Radiant heat
- 12,000 sf land
- 3-phase electric

OFFERING SUMMARY

Price:	\$760,000 (\$126.67/sf)
Size:	6,000 Square Feet
Zoning:	I-1 Industrial
Type:	Service--Single Tenant

Built 1977 (added on in 1994), warehouse offers two garage door entrances from both front and north (outdoor storage) side and high ceiling for storage

Robin Eschliman

402-420-3239 • Mobile 402-432-0215
robin@ecrproperty.com

By mail: 2856 Ohanlon, Suite 101 • Lincoln, NE 68516

Ted Eschliman

402-420-3239 • Mobile 402-432-6404
ted@ecrproperty.com



Eschliman
COMMERCIAL
REAL ESTATE

By appt: 4435 O Street,
Suite 111
Lincoln, NE 68510
www.ecrproperty.com