

LINCOLN FLEX SPACE

INDUSTRIAL PROPERTY FOR LEASE | 5300 N 57TH ST, LINCOLN, NE 68507



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EXECUTIVE SUMMARY



PROPERTY DETAILS:

ASKING RATE:	\$8.50 SF/yr (NNN)
NNNS:	\$2.00 PSF
TERMS:	Negotiable
TOTAL BUILDING SF:	± 15,120 SF
ZONING:	I-1
YEAR BUILT:	1993

SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Unit 1 & 2	5,100 SF	\$8.50 SF/yr	Available 9.1.26
Unit 3 & 4	4,000 SF	\$8.50 SF/yr	Available 10.1.26
Unit 1,2,3 & 4	9,100 SF	\$8.50 SF/yr	Available 10.1.26

PROPERTY HIGHLIGHTS:

- Ability to combine units for up to 9,100 SF available 10.1.26
- Functional layout suited for a range of users
- Overhead doors for efficient loading and access
- Established north Lincoln industrial location
- Ideal for service, storage, distribution, or light industrial use

PROPERTY DESCRIPTION



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This flex property at 5300 N 57th Street offers functional office and warehouse space in a highly usable industrial setting. The building is designed to accommodate a variety of business needs, with two available bays of approximately 5,100 SF and 4,000 SF. These bays can be combined for a total of 9,100 SF available 10.1.26. The layout includes office space and a practical warehouse component, making it a strong fit for users seeking efficient flex space with room to operate and grow.

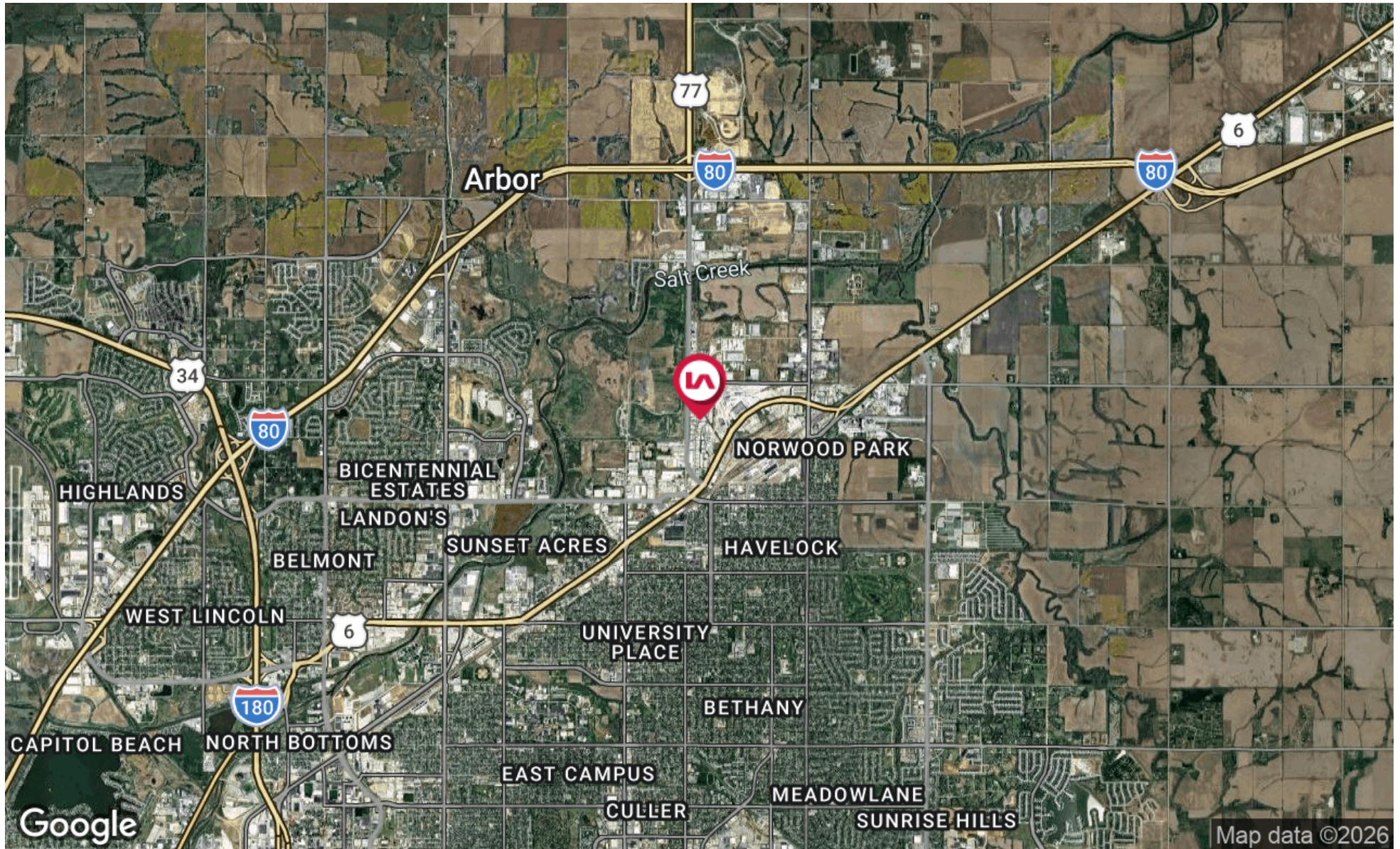
LOCATION DESCRIPTION

Located in north Lincoln, the property sits in an established industrial and commercial area with convenient access to major arterial routes. The surrounding area features a strong mix of warehouse, service, and light industrial users, supporting a business-friendly environment with good access for employees, customers, and deliveries.

ADDITIONAL PHOTOS



LOCATION MAP



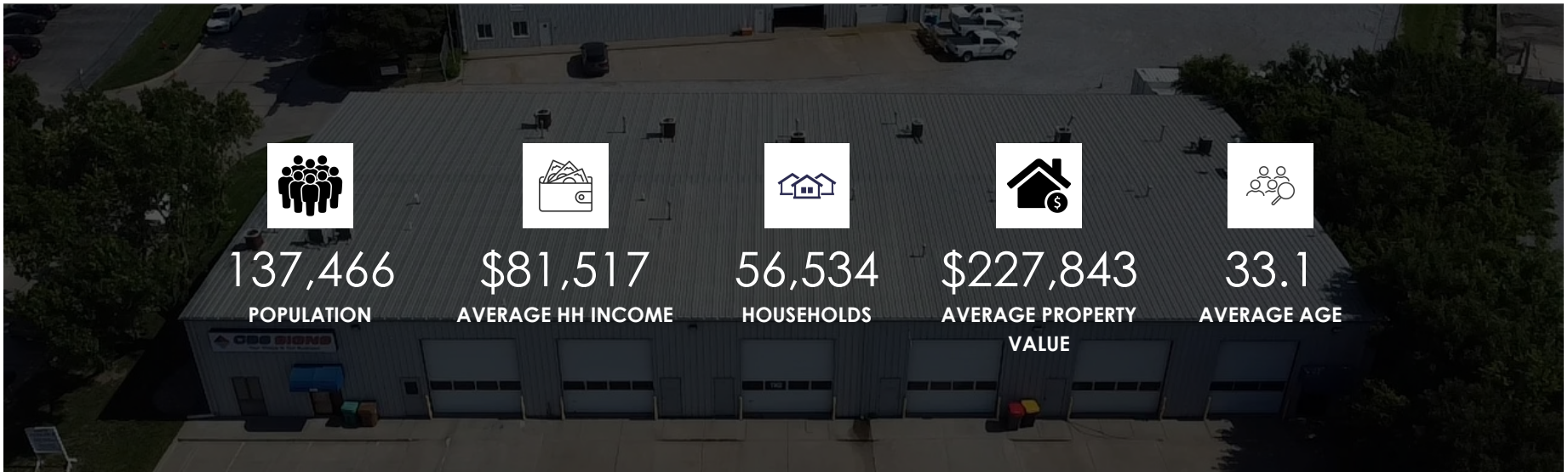
RETAILER MAP



LINCOLN OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	2,498	51,745	137,466
Average Age	43.0	33.8	33.1
Average HH Income	62,678	80,018	81,517

2023 American Community Survey (ACS)



FOR
LEASE

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