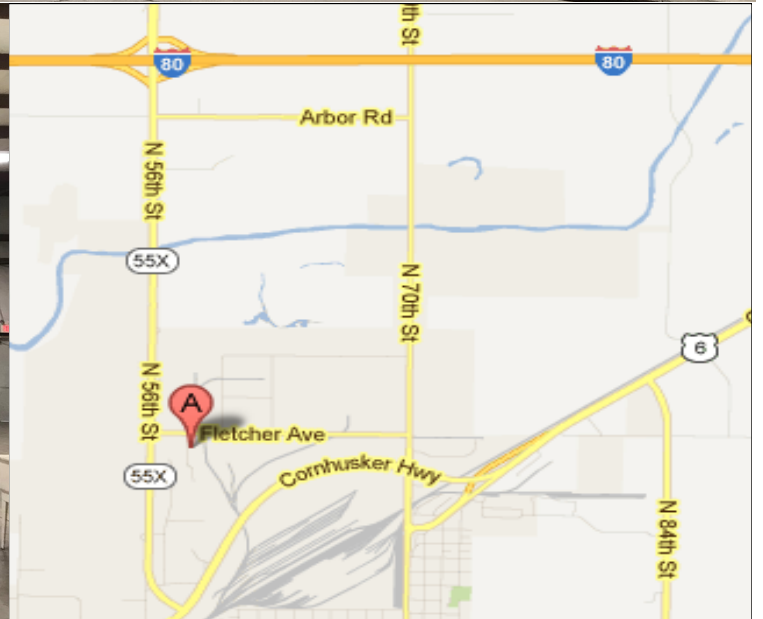


Industrial/Warehouse

Just south of I-80

5900 N. 58th Street, Suite 6, Lincoln, NE 68507



Property Features

- 4,500 SF (75' x 60')
- 575 SF Office w/ Central Air
- Can add 1,033SF office (5B)
 - \$8.50/SF NNN
 - Nets = \$2.85
- \$4,256.25/Month + Util.
- LES Avg: \$220/month
- Gas Avg: \$32/month
 - Floor Drains
 - Radiant Heat
- Shop is Air Conditioned
- 3 Ph 200 Amp Power
- Common Loading Dock
- One Minute to I-80, next to Hwy 77
 - 20' Min Eave Height
- Two 14'w x 14'h OH Doors
 - Storage Above Office
 - I-1 Zoning

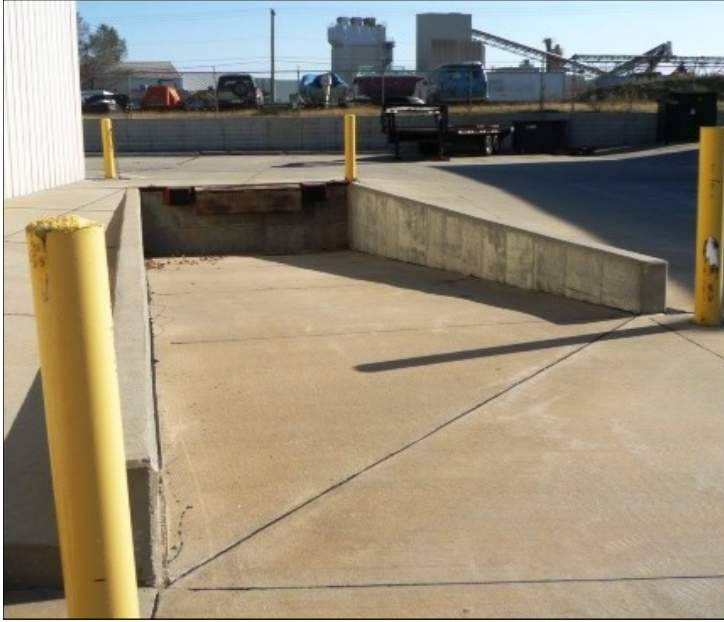


Jessica Lindersmith
jlindersmith@uspmgmt.biz

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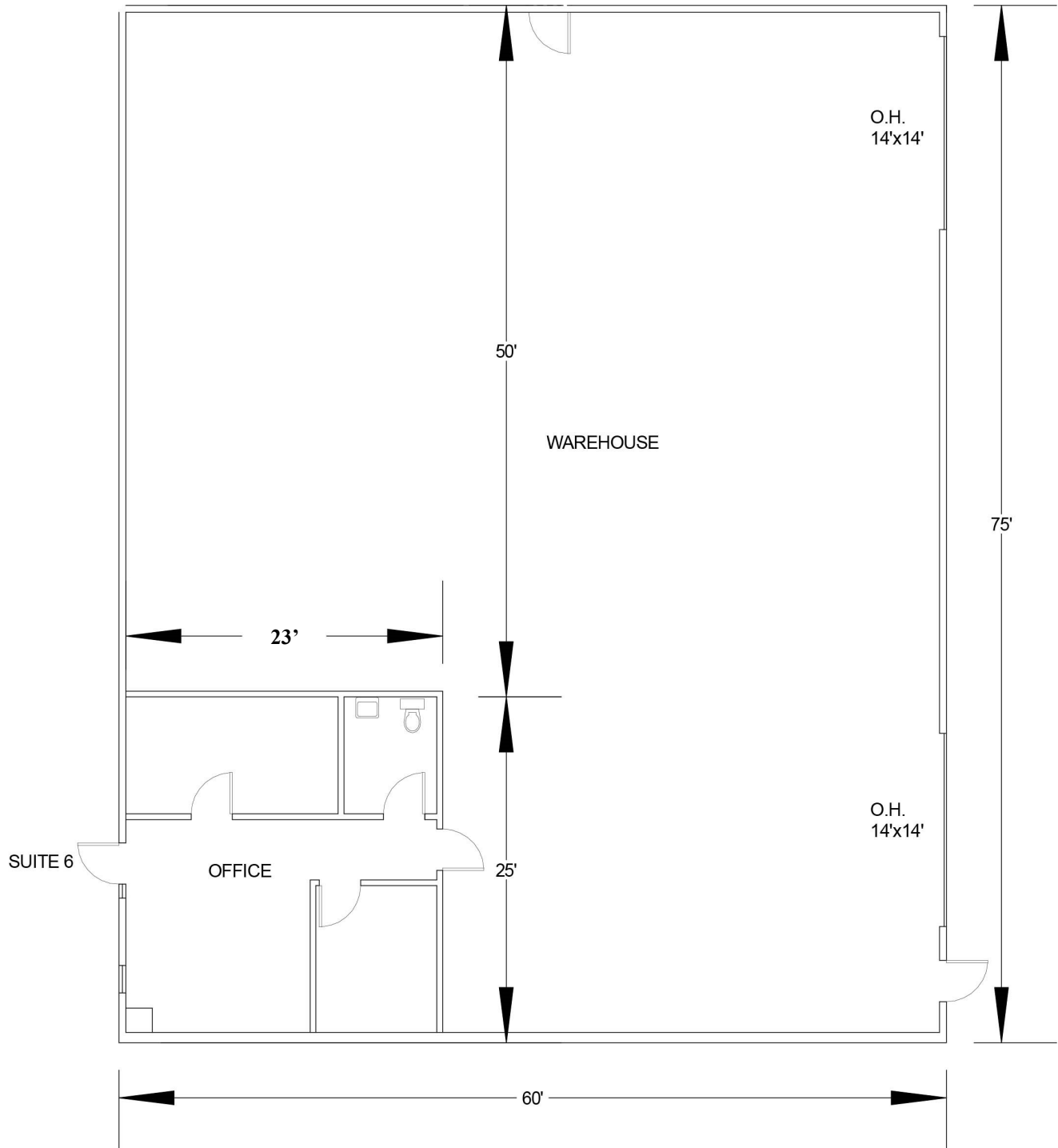
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ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION.

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