

4817 N 56TH ST #20-21  
LINCOLN, NE

TOTAL MONTHLY  
\$5,090.80 + Utilities



*For* LEASE



## PROPERTY *Features*

- Industrial Flex building
- 5,720 sq. ft.
- Located two miles south of I-80
- Single Phase Power
- Utilities average:
  - LES: \$500/mo
  - Gas: \$70/mo
- 940 sqft office with restroom
- \$8.50/YR/SF + \$2.18 NETS
- (1) 12W x 14H OH Door
- (1) 10W x 12H OH Door
- (1) 9W x 10H Dock Door
- 20' max eave height
- 16.5' clear height



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