

24,600 SF WAREHOUSE / FLEX BUILDING FOR SALE



2811 W. O STREET
LINCOLN, NE 68528

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PROPERTY TYPE:	Warehouse
PARCEL SIZE:	1.70 Ac.
BUILDING SIZE:	24,600 SF
YEAR BUILT:	2021
ZONING:	H-3
PURCHASE PRICE:	\$3,650,000



PROPERTY HIGHLIGHTS

- Excellent W. O Street Location
- Convenient Access to I-80 & HWY 77
- Tilt-Up Concrete Building (205' W x 120' D)
- Fully Conditioned AC & Heat
- Wall Heights: 21' - 0"
- Clear Height: 18' - 0"
- 9'W X 8.5' H Glass Storefront with 36" Glass Door
- Concrete Parking Lot
- (76) Parking Stalls
- (2) 14' x 14' At-Grade OVH Garage Doors with Electric Openers
- (2) 9' x 9' Dock Height OVH Doors with Dock Leveler & Electric Opener
- LED Lighting
- Transom Windows Provide Natural Light to the Space
- Men's & Women's Restrooms
- Fire Suppression System
- (3) Columns at 50' On-Center



PRISM

Commercial Division of HOME Real Estate

TODD LORENZ
402.730.3877
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AERIAL



VICINITY MAP



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ADDITIONAL PHOTOS



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