



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

FOR SALE

Flex | Office | Warehouse | Retail

4830 Pioneers Blvd | 2,927 SF | \$658,575



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Property Description

Versatile commercial flex building in a prime southeast Lincoln location on highly traveled Pioneers Boulevard, offering excellent visibility, signage opportunities, and convenient access to South 48th Street and Highway 2. The functional layout includes a showroom/office, break room, and warehouse with an overhead door, making it ideal for office, industrial, showroom, retail, service, or contractor users.

Property Features

- Showroom/office, break room & warehouse
- 600-amp electrical service
- HVAC with separate mini-split system, on-demand water heater & steam humidifier
- 12' x 10' insulated overhead door, rear walk-through door & exterior water connections
- One-inch air lines, three 96" ceiling fans & underground sprinkler system
- Energy-efficient aluminum-clad windows & enhanced slab insulation

Equipment Available with Acceptable Offer

- Pallet racking
- Dust collection system
- Phase converters & motor soft starts
- Shelving brackets & televisions

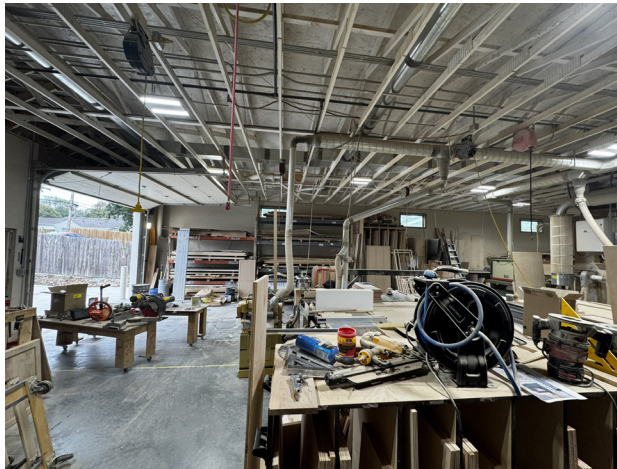


Building Size:	2,927 SF
Sale Price:	\$658,575
Year Built:	2020
Building Class:	A
Zoning:	B-3
Drive Door(s):	(1) 12'x10'
Ceiling Height:	12' 4"
Traffic Count:	13,000 VPD

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4830 Pioneers Blvd
Property Photos





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