

# 3820

**N. 56TH STREET**  
LINCOLN, NE 68504

INDUSTRIAL FLEX

## UNIQUE OPPORTUNITY!

This isn't just an industrial property; it's a unique investment opportunity resulting from phenomenal growth. The existing tenant is relocating to a larger facility due to their own massive expansion, creating an opening for you to own or sublease this valuable asset. Both the landlord and tenant share a phenomenal relationship and are motivated to find the right partner to ensure a seamless transition for all parties. While the preference is to sell the asset, a flexible sublease option would be seriously considered for the right opportunity. Capitalize on this rare, high-growth market scenario.



**For Sale or Sublease**  
**17,200 SF**

 **CUSHMAN &  
WAKEFIELD**

**LUND**  
COMPANY



## // BUILDING SPECS

**SUBLEASE RATE:**  
\$9.50 PSF NNN

**BUILDING SIZE**  
17,200 SF

**CLEAR HEIGHT**  
15' CLEAR SPAN

**ZONING**  
INDUSTRIAL DISTRICT

**PURCHASE PRICE**  
\$2,150,000

**AVAILABLE SPACE**  
17,200 SF

**DOCK DOORS**  
1 (8' X 10')

**SITE SIZE**  
1.5 ACRES

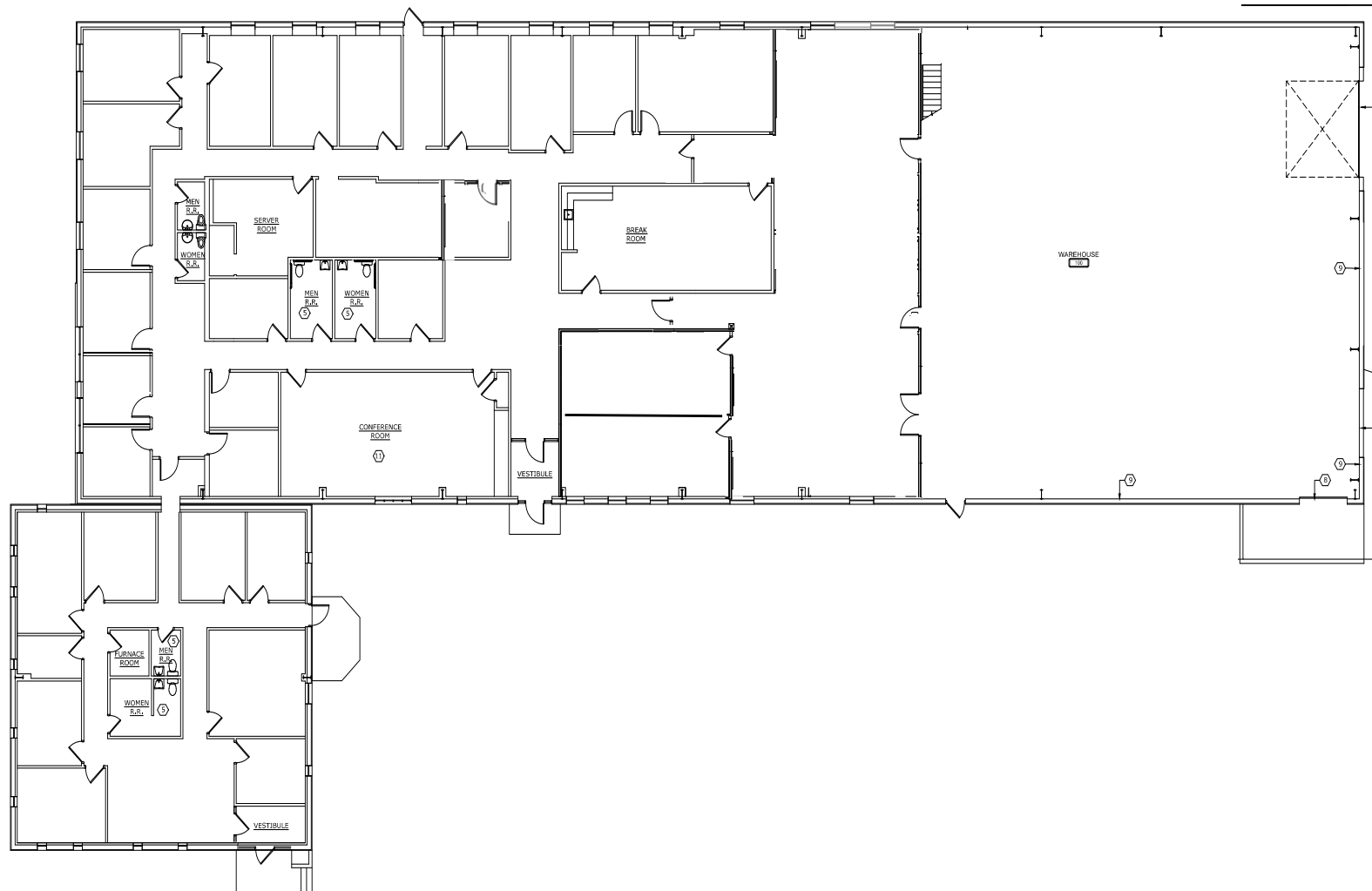
**PRICE PER SF**  
\$125.00 PSF

**YEAR BUILT**  
1960

**DRIVE-IN DOORS**  
1 (10' X 10')

**CONSTRUCTION**  
STEEL

# // FLOOR PLAN



# // GALLERY



FENCED STORAGE



WAREHOUSE



BREAKROOM



CONFERENCE ROOM



Storage  
Mart

**BNSF**

**Casey's**

**SAPP  
BROS.**  
TRAVEL CENTERS

**Russ's**  
M·A·R·K·E·T

CORNHUSKER HWY

**Continental**  
ContTech

SEWARD AVE

**FBM**  
Foundation Building Materials

NEBRASKALAND  
MOVING



**MW**  
MIDWEST FLOOR  
COVERING

**LEGACY**  
RETIREMENT COMMUNITIES

13TH ST

**CUSHMAN & WAKEFIELD** | **LUND**  
COMPANY

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