

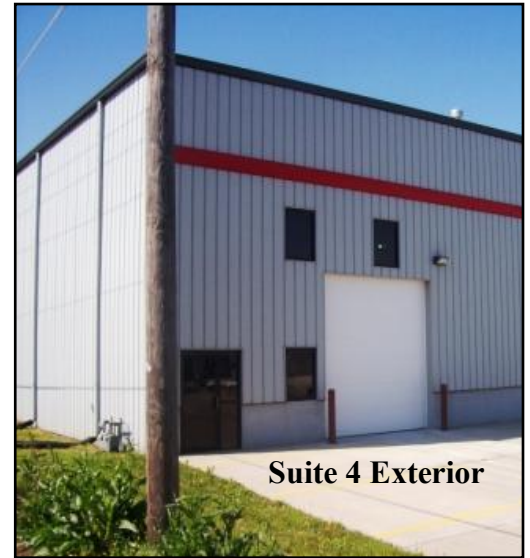
Industrial/Warehouse

Just south of I-80

5600 N. 58th Street, Lincoln, NE 68507



Suite 2 Exterior



Suite 4 Exterior

Property Features



Suite 2: 10,560 SF Includes 1,268 SF Office

\$4.75/SF NNN, Nets = \$1.50/SF

(\$5,500/Month) + Utilities

Two 9'w by 9'h Dock Doors

One 12'w by 14'h OH Door

3Ph, 400A, 208V Power

Efficient High Bay Fluorescent Lighting

Racking Included

Office Deck Rated for Future Office Expansion

Minimum Eave Height: 28'

Averages: Gas: \$35, Electric: \$284

Suite 4: 5,678 SF Includes 748 SF 2 Story Office

\$3.36/SF NNN, Nets = \$1.50/SF

(\$2,300/Month) + Utilities

One 12'w by 13'h OH Door

Ability to Install 12'w by 16'h OH Door

3Ph, 400A Power

Efficient High Bay Fluorescent Lighting

Radiant Heat

Minimum Eave Height: 28'

Fully Air Conditioned Warehouse & Office

Suite 2&4: 16,238 SF—\$4.41/SF NNN, Nets = \$1.50/SF

(\$8,000/Month) + Utilities

Property Features:

ESFR Wet Sprinkler System



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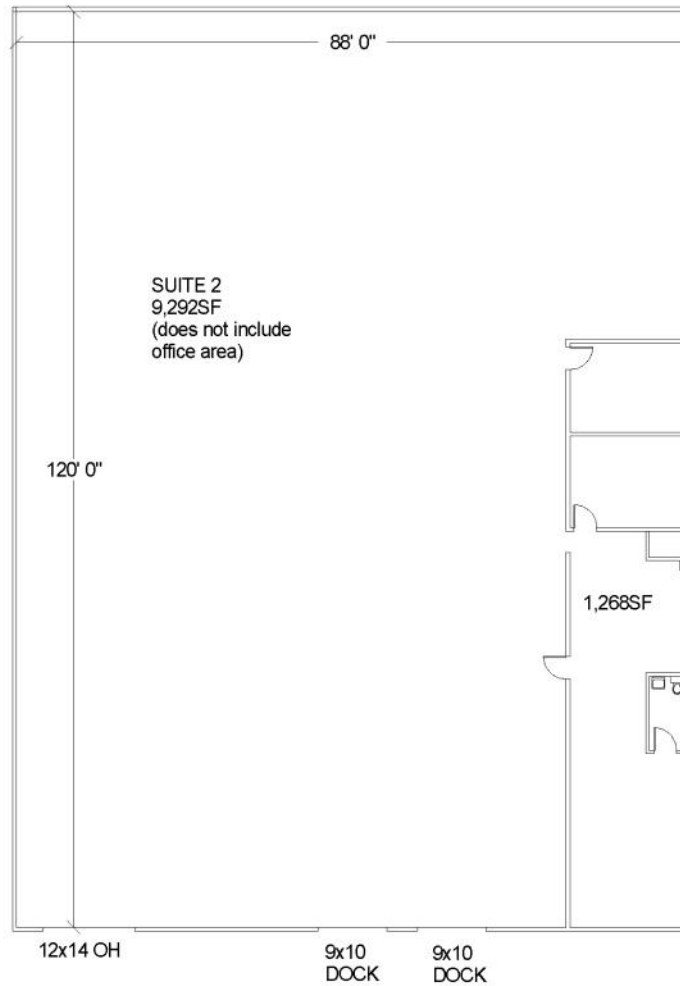
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Industrial/Warehouse



Industrial/Warehouse



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