

Industrial/Warehouse

Just south of I-80

5600 N. 58th Street, Suite 4, Lincoln, NE 68507



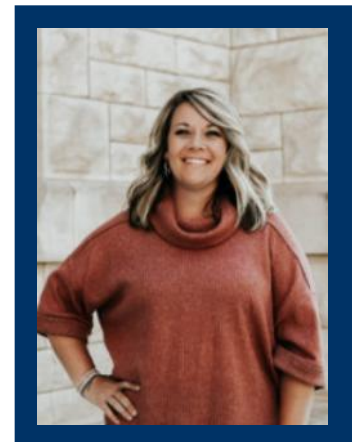
Property Features

- **Suite 4: 5,127 SF**
(includes 910SF, 2 Story Office)
- \$8.50/SF NNN, Nets = \$2.07/SF
- (\$4,516.03 Month) + Utilities
- One 12'w by 13'h OH Door
- 3Ph, 400A Power
- Efficient High Bay Fluorescent Lighting
- Radiant Heat
- Minimum Eave Height: 28'
- Fully Air Conditioned Warehouse & Office
- ESFR Wet Sprinkler System

LES- monthly average \$187.00

Black Hills Energy- monthly average \$107.00

Trash- \$55.00 per month



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