

BRAND NEW PRIME FLEX SPACE FOR LEASE



BRAND NEW SPACE
2350 JUDSON STREET
LINCOLN, NE 68521

PROPERTY TYPE: Industrial Flex

BAYS AVAILABLE 8

BAYS SF: 2400 SF (Normal)
4800 SF (End Units)

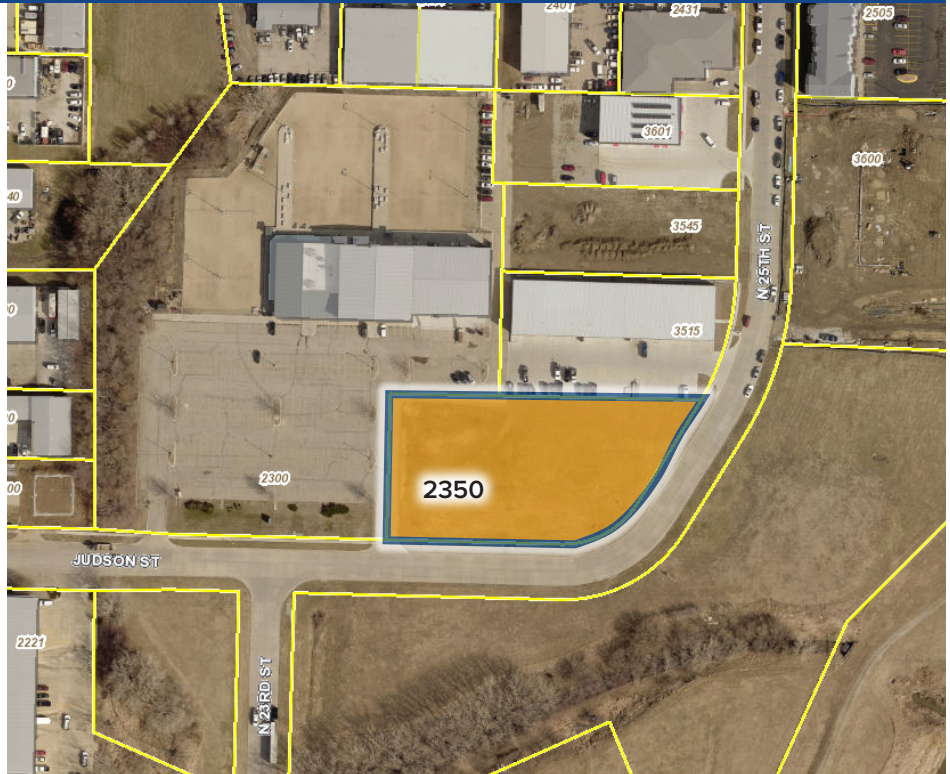
CAN BE COMBINED? Yes

ZONING: I-1

PRICE: \$7.50 SF/YR/MG
New to market intro rate.

COMMENT:

Tenant pays pro-rata share of water, refuse, lawn care and snow removal



Don't wait to make this
BRAND NEW property the
location for your business!

PROPERTY HIGHLIGHTS:

- Fantastic location in the heart of Lincoln's contractor center.
- Each Bay is 30 feet wide by 80 feet deep.
- 14 x 14 foot drive door in every bay along with walk door.
- Floor drain in front area, radiant heat and energy efficient lighting.
- Single use restroom.
- Interior is fully painted in white for upscale appearance.
- Customize your space with available signage.
- Double bays are available. Be the first in and define how much space you take.
- Property has great exterior appeal.



PRISM

Commercial Division of HOME Real Estate
a Berkshire Hathaway Affiliate

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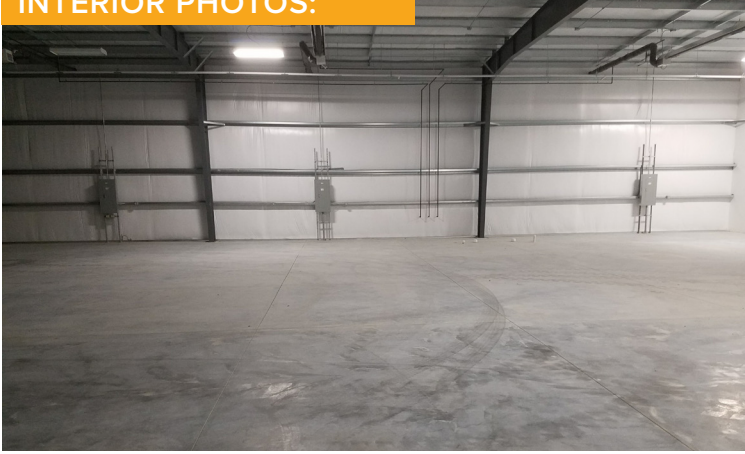
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INTERIOR PHOTOS:



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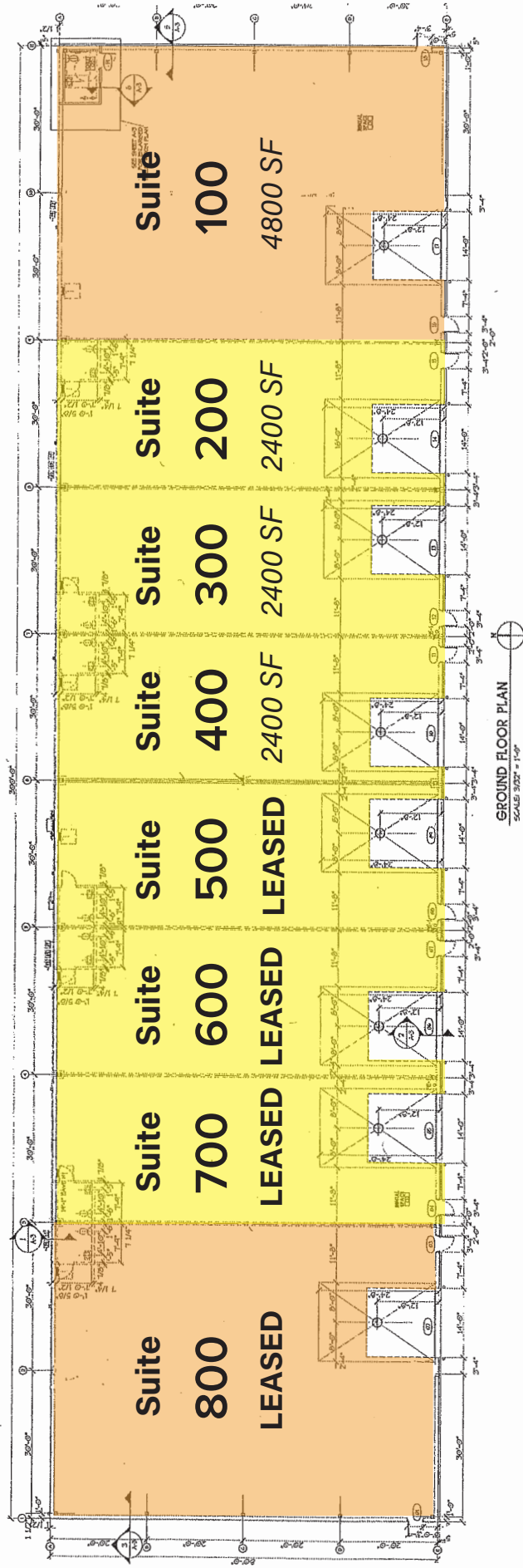
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INDUSTRIAL FLEX SPACE FOR LEASE

FLOOR PLAN



2350 JUDSON STREET
LINCOLN, NE 68521



4800 SF

2400 SF

**** Bay Units can be combined during initial offering to allow for added flexibility****



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