

8601 Cornhusker Highway

Lincoln, NE 68507



SALE PRICE: \$10,725,000

PROPERTY HIGHLIGHTS

134,083 SF Industrial building on 37 acres for sale in Lincoln, NE. Building is set up for manufacturing and distribution. Property highlights include 100% climate-controlled facility, updated LED lighting, 3-ton crane, and secure outside storage. Located on Highway 6, less than five minutes from I-80.

CHRISTIAN JENSEN

Associate
+1 402 548 4013
christian.jensen@lundco.com

DENNY SCISCOE, SIOR, CCIM

Director of Industrial Services
+1 402 548 4051
denny.sciscoe@lundco.com



450 Regency Parkway, Suite 200 | Omaha, NE 68114
Main +1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

8601 Cornhusker Highway

Lincoln, NE 68507



Property Highlights

Address	8601 Cornhusker HWY Lincoln, NE 68507
Year Built	1961
Additional Warehouse Built	1974
Available	134,083 SF
Price/SF	\$80.00
Total Site Area	37 AC
Office Area	+/- 20,000 SF

Warehouse Area	+/- 114,083 SF
Clear Height	11'6"-18'7"
Col. Spacing	40' x 40'
Fire Suppressant	Yes
Dock High	3
Drive-Ins	3
Truck Wells	3
Zoning	I-1



450 Regency Parkway, Suite 200 | Omaha, NE 68114
Main +1 402 393 8811
lundco.com

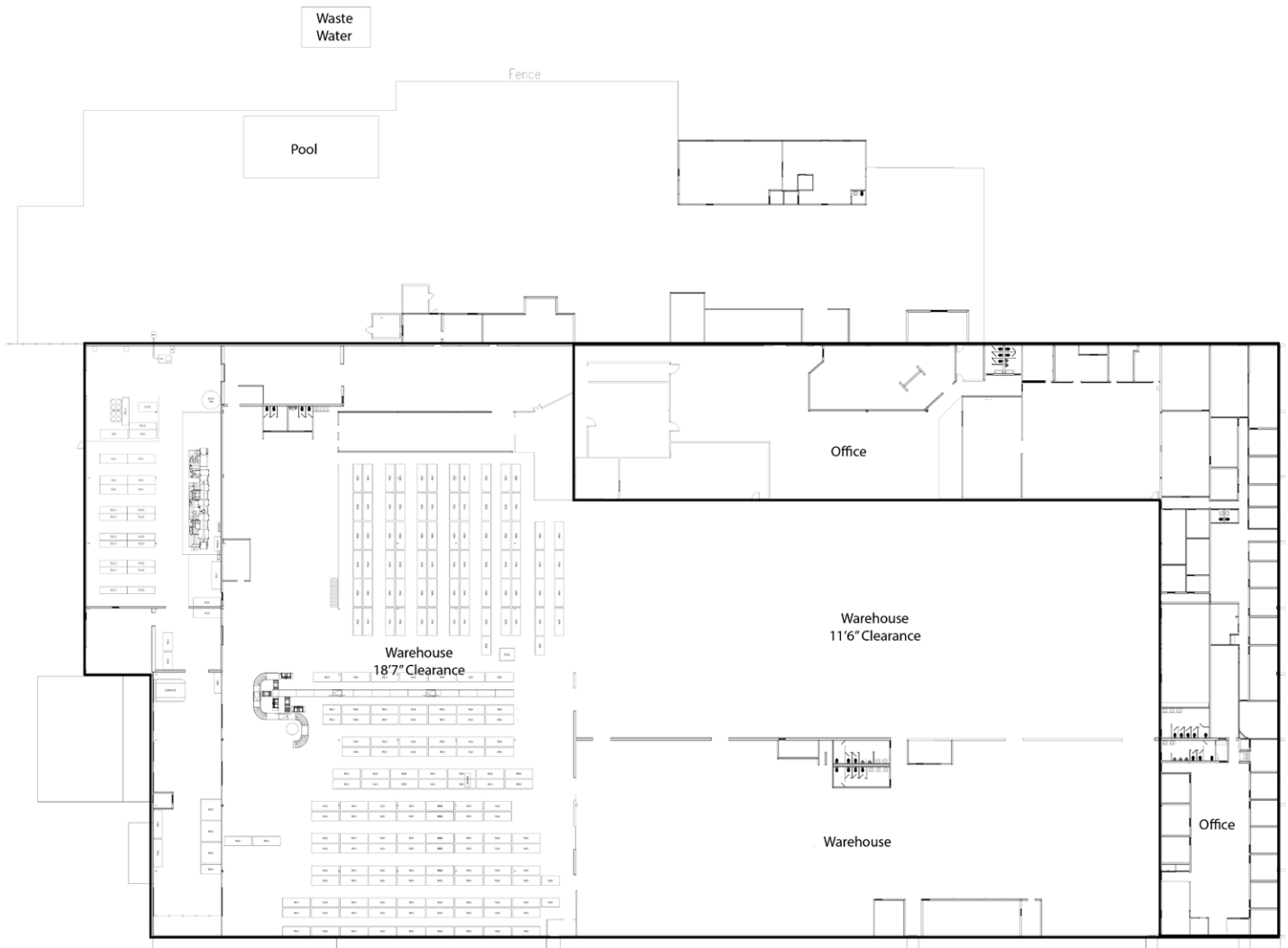
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

8601 Cornhusker Highway

Lincoln, NE 68507

FLOOR PLAN



CHRISTIAN JENSEN

Associate
+1 402 548 4013
christian.jensen@lundco.com

DENNY SCISCOE, SIOR, CCIM

Director of Industrial Services
+1 402 548 4051
denny.sciscoe@lundco.com



450 Regency Parkway, Suite 200 | Omaha, NE 68114
Main +1 402 393 8811
lundco.com

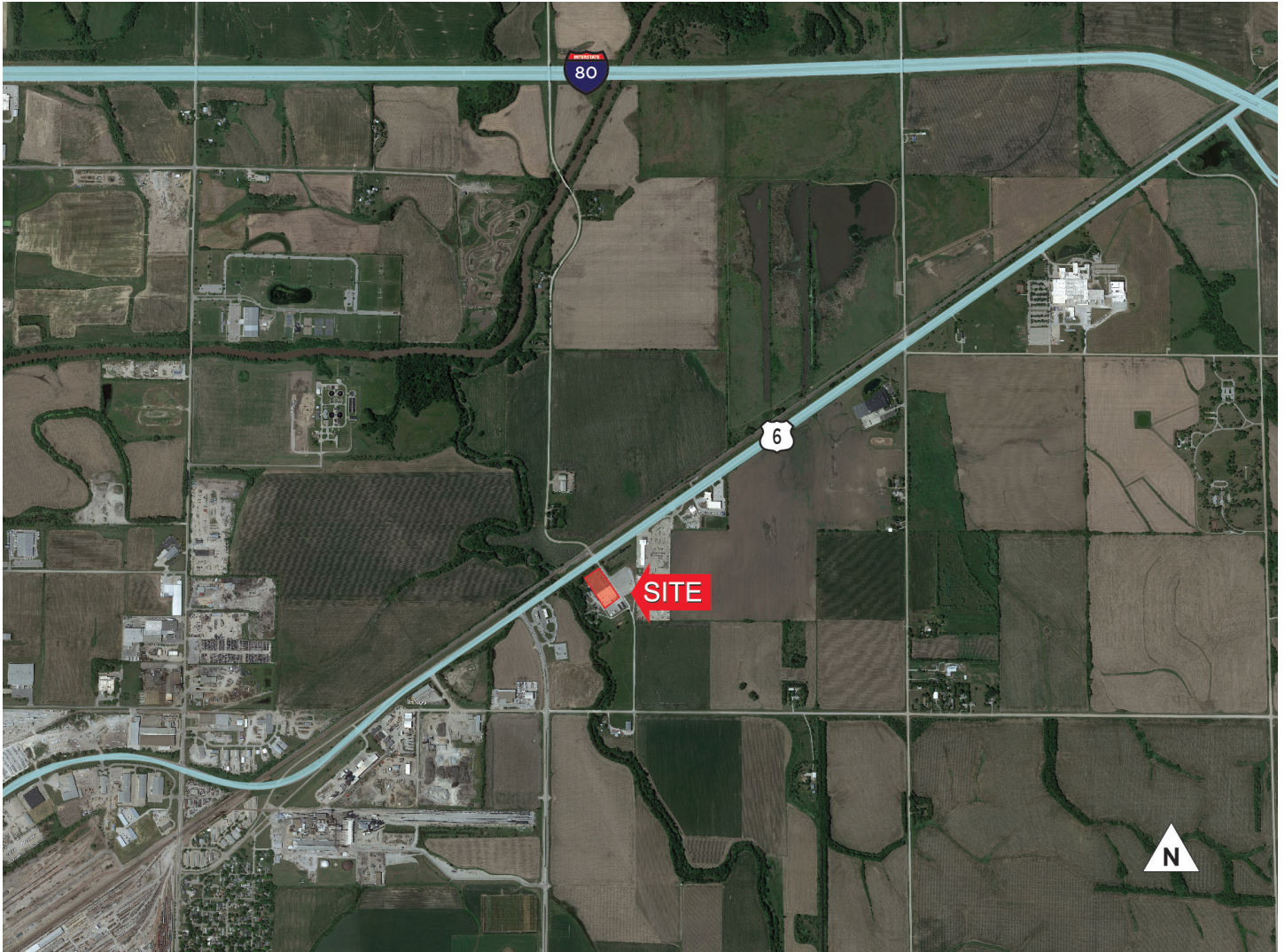
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

8601 Cornhusker Highway

Lincoln, NE 68507

SITE MAP



CHRISTIAN JENSEN

Associate
+1 402 548 4013
christian.jensen@lundco.com

DENNY SCISCOE, SIOR, CCIM

Director of Industrial Services
+1 402 548 4051
denny.sciscoe@lundco.com



450 Regency Parkway, Suite 200 | Omaha, NE 68114
Main +1 402 393 8811
lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.