



FOR LEASE

**208 NW 20<sup>th</sup> Street**  
**Lincoln, NE 68528**



**3,000 SF Flex Space**  
**Lease Rate: \$6.50 PSF NNN**

Industrial Flex space suitable for office or industrial user with ample parking. Excellent opportunity for fleet user needing outside storage space for vehicles. Easy access to West O Street, Hwy 77, and I-80, and only minutes from downtown Lincoln.

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**Availability**

Lease Rate	\$6.50 PSF NNN
Total Available	3,000 SF
Building Size	8,400 SF
Total Site Area	1.56 AC

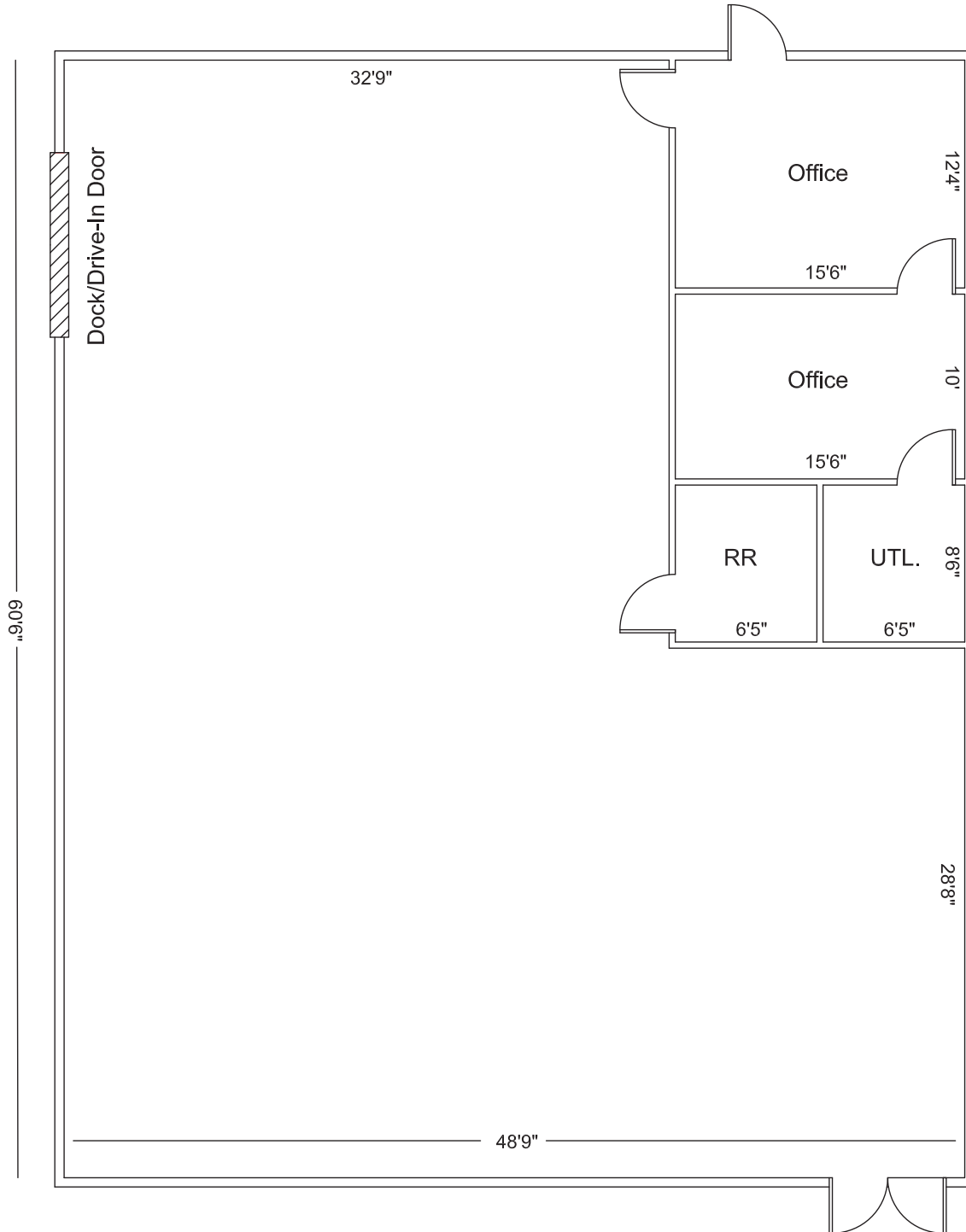
**Property Highlights**

Year Built	1998
Zoning	H-3
Parking	5:1000 SF
Building Construction	Metal
Clearance Height	12' - 15'11"
Roof	Metal
AC	100%
Dock/Drive-In Door	1
Operating Expenses	\$1.70 PSF (Estimated 2021)

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**Floor Plan**



\*\* Floor plan measurements are approximate and are for illustration purposes only.

**Property Photos**

