4800 Doris Bair Circle | Lincoln, NE 68504

$2,550,000

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Property Features

- Easy access for shipping corridors: I-80 & HWY 77
- 24' ceilings, 22' clear
- 3 phase power throughout
- 14' overhead doors and all docks with levelers
- Property is part of a condominium association which commonly owns their parking areas.

Building Details

Building Size	39,000 sq. ft.
Tenancy	Multiple
No. Dock High Doors	5
No. Drive-In Bays	2
Ceiling Height	24'
Number of Floors	1
Year Built	1994
Sprinkler	Yes
Restrooms	Yes
Power Description	Three Phase Power
Construction	Steel
Estimated Base Rent	2019 - $180,900 2020 - $192,830 Tenant Pays *NNN*

Tenant Details

Rochester Armored Car	12,000 sq. ft.
Vacant	10,000 sq. ft.
Food Bank	17,000 sq. ft.

Property Details

Lot Size	0.91 Acres
Zoning	I1
Parking Spaces	Approximately 20 parking spaces in addition to cross easement parking

Location Details

Market	Lincoln
Submarket	Northeast
Cross Streets	48th & Superior
County	Lancaster
Nearest Interstate	I-80

Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,187	61,915	136,781
Total Population	2,600	151,076	337,974
Average HH Income	$40,365	$50,038	$62,128