For Lease: Building 1445
3901 W Kearney St.
Lincoln, NE  68524

173,500 SF Class A Industrial Space
Lease Rate: $6.95 PSF MG

Built in 2014, this pre-engineered metal building is located near the Lincoln Airport. Approximately 16,000 SF of nicely finished office space and 157,000 SF of manufacturing space featuring six (6) drive-in doors and five (5) dock doors. This property also offers heavy power, 100% crane coverage, and air/gas lines throughout the facility. With ample parking and abundant land for future expansion, Building 1445 is located two (2) miles from Nebraska Highway 34, less than three (3) miles from I-80, and ten (10) minutes from downtown Lincoln. This property is in a Foreign Trade Zone and there are NO property taxes. See more of this area at www.LNKenterprisezone.com.
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Entrance

Private Offices

Cafeteria Spaces

Open Office Space

See more of this area at www.LNKenterprisePark.com
### Availability:

- **Lease Rate**: $6.95 SF MG
- **Total Available**: 173,500 SF
  - **Office SF**: 16,000 SF
  - **Warehouse SF**: 157,500 SF

### Property Amenities:

- **Year Built**: 2014
- **Building Construction**: Metal
- **Zoning**: Industrial
- **Clearance Height**: 24’
- **Drive-in Doors**: 6 total
  - 4 - 14’ x 16’
  - 1 - 16’ x 20’
  - 2 - 8’ x 10’
- **Dock High Doors**: 5 (declined approach)
  - 9’ x 10’ with seals & levelers
- **Power**: 3 Phase, 4000 amp
- **Overhead Cranes**: 3 – 5 ton
  - 4 – 10 ton
  - 2 – 15 ton

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Location:

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