



Colliers

## Build-To-Suit or Land Lease Opportunity 58th Street Pad Sites

Lincoln, Nebraska 68504

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### Prime Industrial Land Available!

Build-to-Suit or Land Lease with rail to site.  
5 acre - 18 acre pad sites available.

# Property Specifics

Exceptional opportunity to secure one or multiple industrial land parcels in a rapidly growing commercial corridor near North 56th and Fletcher Avenue. These properties offer flexible build-to-suit or land lease options, with the potential to combine parcels for larger-scale development.

## KEY HIGHLIGHTS

### Flexible Site Options:

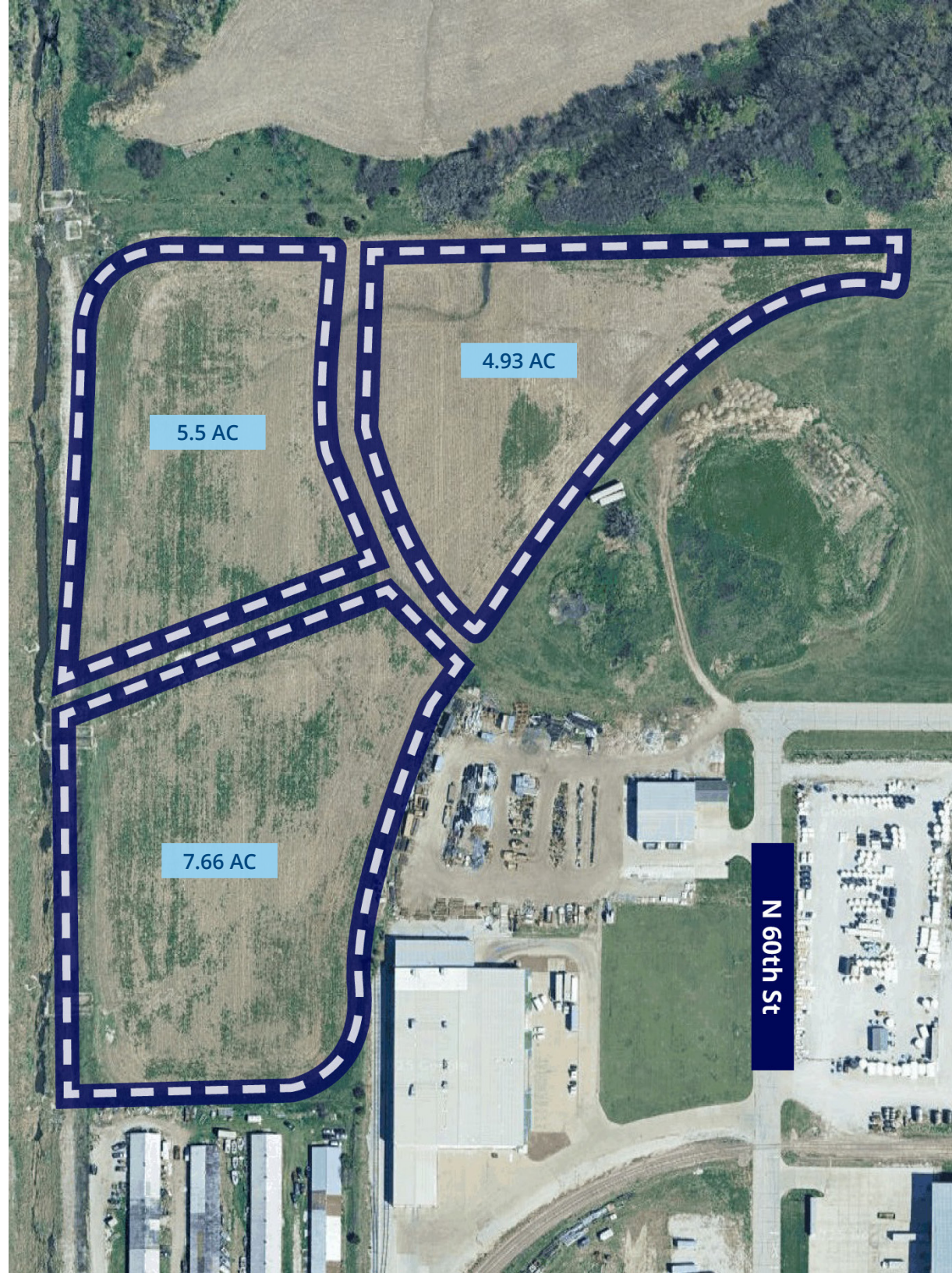
Multiple parcels available; combine lots to suit your specific needs.

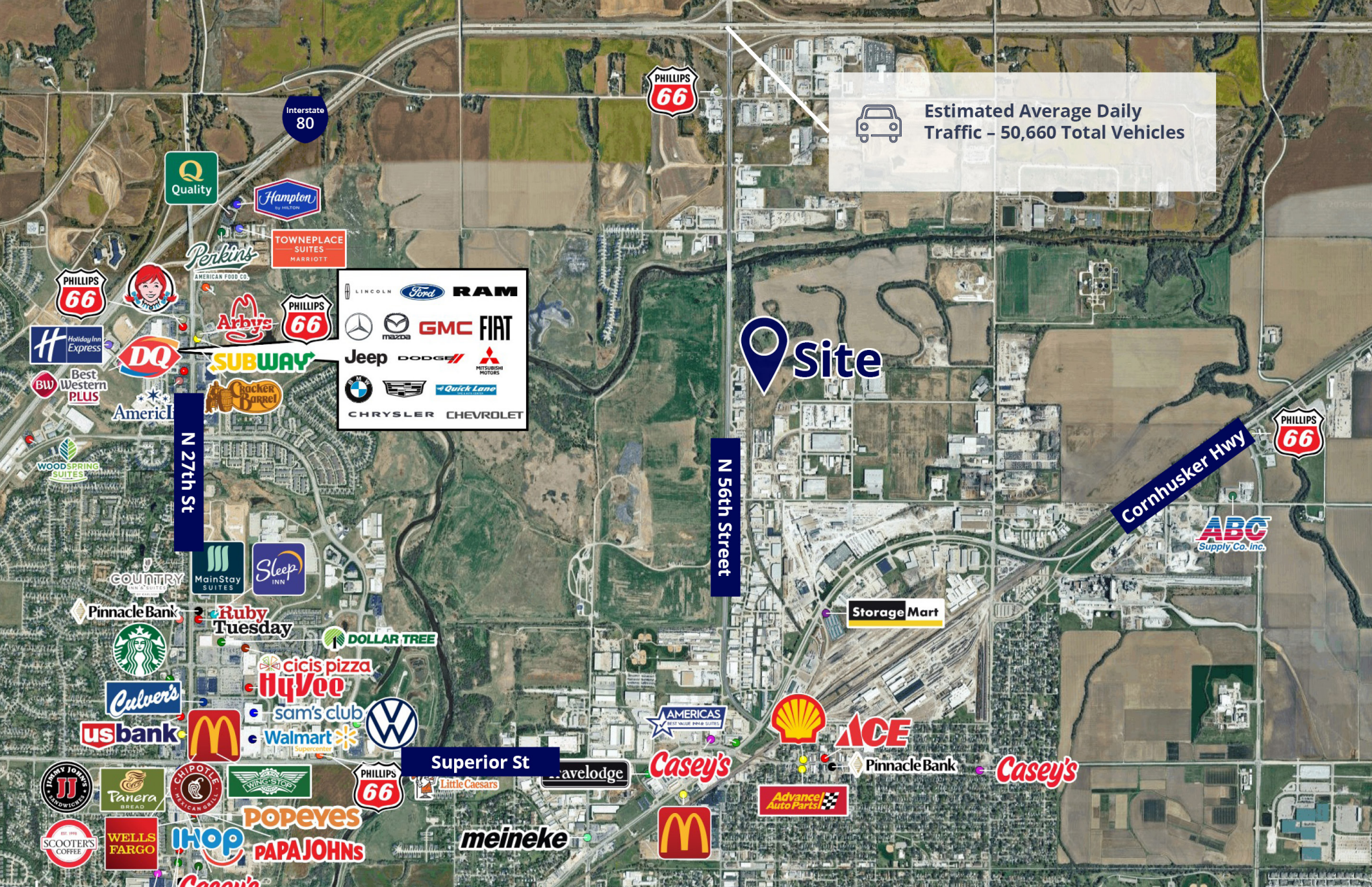
### Outstanding Location:

Lincoln's industrial market continues to show strong fundamentals, with consistently low vacancy rates and rising rental demand. The city has seen steady absorption of industrial space driven by growth in e-commerce, manufacturing, and third-party logistics. This trend signals a healthy market for new development, especially in well-connected areas like North 58th Street.

### Convenient Transportation Access:

Offers excellent access to major transportation routes including I-80, US Hwys 6 and 77, and nearby rail lines serviced by BNSF and Union Pacific. This makes the site ideal for industrial uses such as logistics, warehousing, or manufacturing, with multimodal options supporting efficient regional and national freight distribution.





# Build-to-Suit or Land Lease Opportunity

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|                                                    |                                                                    |         |            |
|----------------------------------------------------|--------------------------------------------------------------------|---------|------------|
| Type of Listing                                    | Build-to-Suit or Land Lease Opportunity                            |         |            |
| Build-to-Suit Price                                | TBD                                                                |         |            |
| Operating Type                                     | NNN                                                                |         |            |
| Land Lease Price                                   | \$0.55, PSF (see below)                                            |         |            |
| Total SF Land Available                            | 788,000 SF, 5 - 18 acre parcels that can be combined or subdivided |         |            |
| Pad Sites Available<br>Build-to-Suit or Land Lease | 6601 North 58th Street                                             | 5.50 AC | 239,580 SF |
|                                                    | 6501 North 58th Street                                             | 7.66 AC | 333,670 SF |
|                                                    | 6600 North 58th Street                                             | 4.93 AC | 241,751 SF |
| County                                             | Lancaster                                                          |         |            |
| Zoning                                             | I-1                                                                |         |            |
| Traffic Count                                      | 50,660 VPD                                                         |         |            |
| Covenants                                          | None                                                               |         |            |
| Utilities                                          | To site                                                            |         |            |
| Rail Available                                     | Yes                                                                |         |            |
| Intersection                                       | N 56th & Fletcher Ave                                              |         |            |
| Submarket                                          | Northeast Lincoln                                                  |         |            |

## Contact us:

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