



N 56th Street

5.5 AC

4.93 AC

7.66 AC

N 60th St

McCormick Dr

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 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:

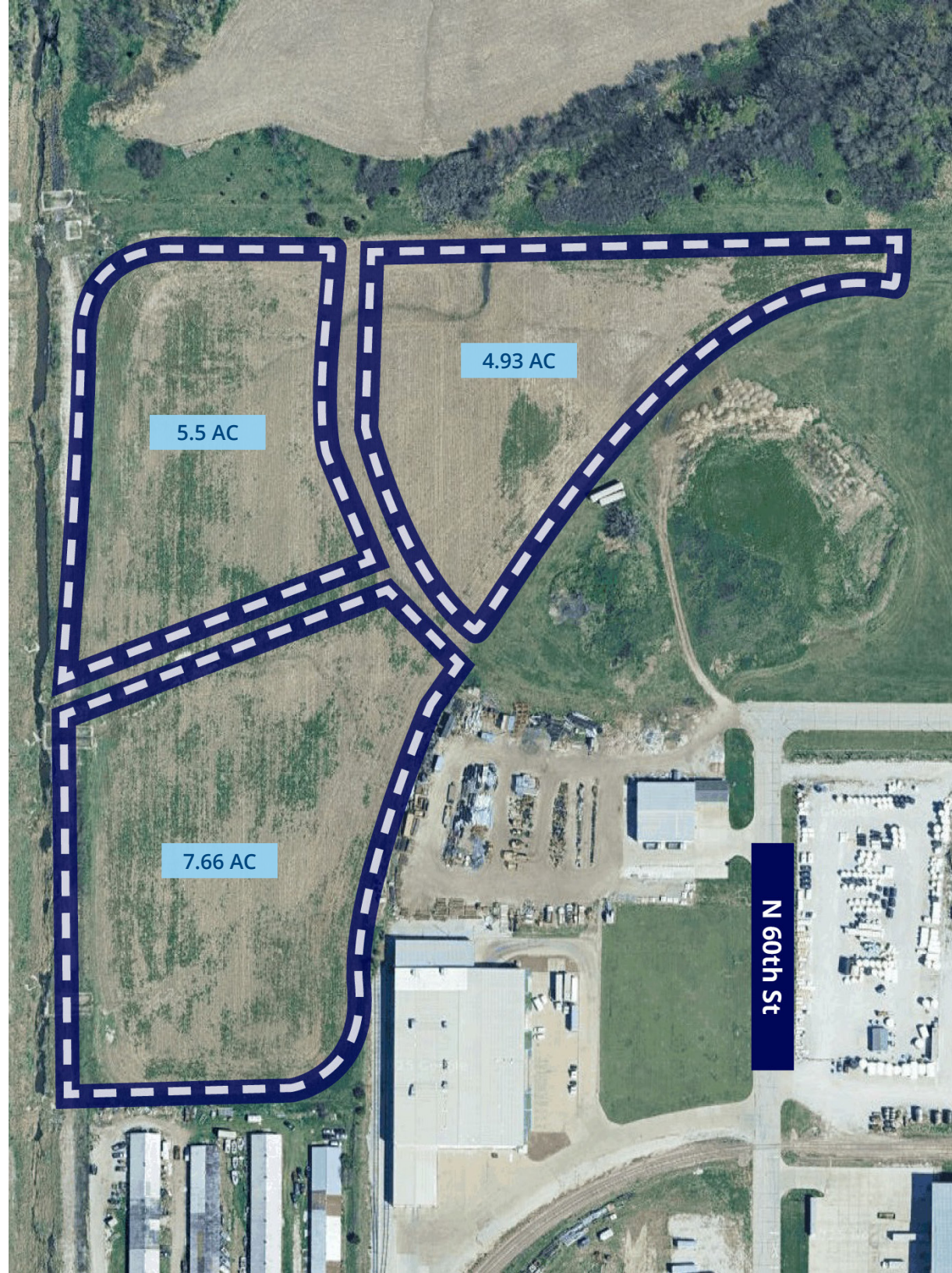
Multiple parcels available; combine lots to suit your specific needs.

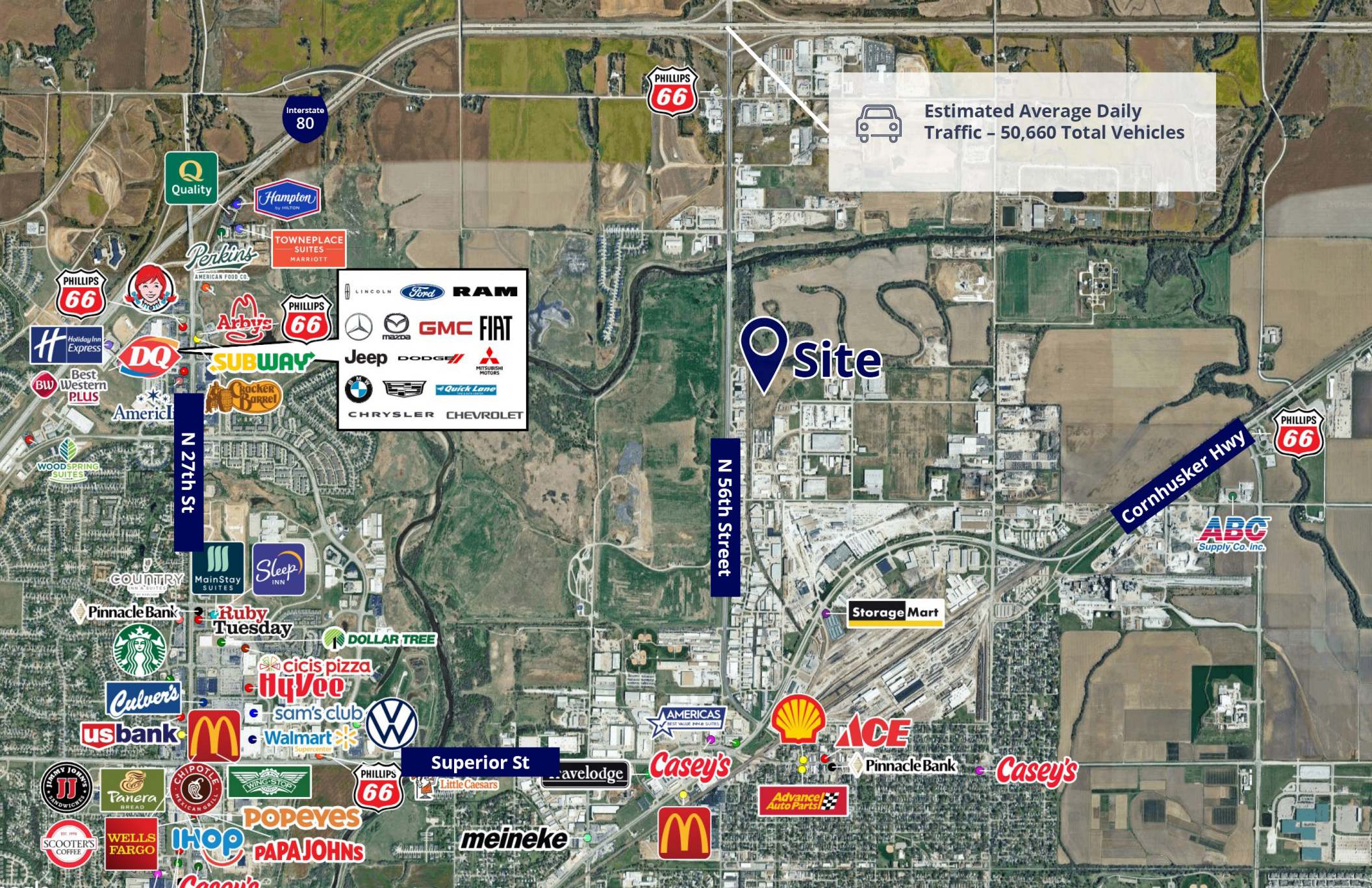
Outstanding Location:

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.






Estimated Average Daily Traffic - 50,660 Total Vehicles


Site

LINCOLN Ford RAM
 Mercedes-Benz Mazda GMC FIAT
 Jeep Dodge MITSUBISHI MOTORS
 BMW Chevrolet Quick Lane
 CHRYSLER CHEVROLET

Build-to-Suit or Land Lease Opportunity

58th Street Pad Sites, Lincoln, NE 68504

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 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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