



Colliers

Build-To-Suit or Land Lease Opportunity North 33rd & Superior Street

Lincoln, Nebraska

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Prime Industrial Land Available!

Build-to-Suit or Land Lease options
near 33rd and Superior Streets
with no impact fees.

Property Specifics

Exceptional opportunity to secure one or multiple industrial land parcels in a rapidly growing commercial corridor near 33rd Street and Superior. 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.

High-Traffic Visibility:

33rd & Superior offers high visibility with turn lanes and traffic light installation underway.

Outstanding Location:

Surrounded by established businesses including Phil Schworer Volkswagen, Heoya Restaurant, Superior Veterinary Care, First Nebraska Credit Union, Walmart, Sam's Club, and Hy-Vee.

Community Access:

Close proximity to North Star High School adds to traffic volume and community engagement.

Convenient Transportation Access:

Only a 6-minute drive to Interstate 80 – ideal for logistics and connectivity.

This is a rare chance to position your business in a high-growth, high-visibility area with customizable development potential. Enjoy the benefits of building with no impact fees—lower upfront costs and more room to invest in your vision.



Potential Building Layout





Estimated Average Daily Traffic:

North: 12,000
 South: 20,000
 East: 27,000
 West: 20,000
 EADT: 79,000

I-80 Interstate
 8 Minutes

Cornhusker Hwy
 11 Minutes

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Build-to-Suit or Land Lease Opportunity

North 33rd & Superior Street, Lincoln, NE 68521

Type of Listing	Build-to-Suit or Land Lease Opportunity		
Build-to-Suit Price	TBD Per User		
Land Lease Price	\$1.00, PSF (see below)		
Land Lease Pricing	3301 Landmark Circle	1.83 acres (79,715 SF)	\$79,714.80, per year
	3300 Landmark Circle	1.55 acres (68,518 SF)	\$67,518.00 per year
	3301 Eastpark Circle	1.94 acres (84,506 SF)	\$84,506.40 per year
	3331 Eastpark Circle	2.05 acres (89,298 SF)	\$89,298.00 per year
Operating Type	NNN		
County	Lancaster		
Zoning	I-3 / H-3		
Traffic Count	79,000 EADT		
Easements	None		
Covenants	Yes		
Utilities	To Site		
Intersection	North 33rd & Superior		
Submarket	Lincoln		

Contact us:

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