



Colliers

Accelerating success.

INDUSTRIAL FOR LEASE

3321 North 35th Street, Lincoln, NE

Lease Price:

\$7.00, PSF

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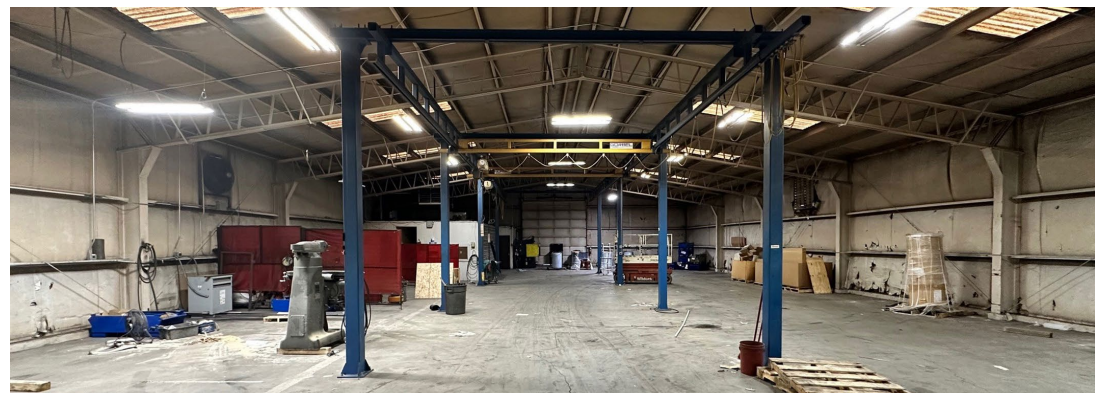
Position your business for success in this versatile 6,000 SF freestanding warehouse, designed to support a wide range of industrial and commercial operations.

The property features a built-out office space, complete with a dedicated break room and two restrooms, providing both functionality and comfort for your team. The warehouse is equipped with two large overhead drive-thru doors and three-phase power, making it well-suited for distribution, manufacturing, or service based operations.

Conveniently located just north of Cornhusker Highway with quick access to I-80, this site offers excellent connectivity for logistics and commuting. The property includes eight parking spaces directly in front of the building, with the option to lease an adjacent yard featuring 24 additional parking spaces or outdoor storage for \$406 per month.

Offered at \$7.00 per square foot plus NNN, this property delivers flexibility, accessibility, and essential infrastructure, all available for immediate move-in.

IMAGES



Parking



Optional 24 parking stalls can be
leased for \$406 / month

8 parking stalls
included
with lease

AERIAL

Gladstone St

N 35th St

Google

Map data ©2026 Google



AERIAL



INDUSTRIAL FOR LEASE

3321 North 35th Street, Lincoln, NE 68504

Type of Listing	Industrial for Lease
Price	\$7.00, PSF
Operating Type	NNN
Estimated Expenses	\$1.57, PSF (taxes and insurance only)
Total SF Available	6,000 SF
Total Building SF	6,000 SF
Availability	Immediately
Office Area	280 SF
Zoning	I-1
Lot Size	0.36 acres
Year Built	1975
Construction	Metal
Roof	Metal
Ceiling Height	14'
Drive-in Doors	Two
HVAC	Heat only
Sprinkler	No
Power	277/480 V and 120/240
Restrooms	Yes
Floor Drain	No
Intersection	35th & Cornhusker
Submarket	Lincoln

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