



Accelerating success.

4800

For Lease \$9.00 PSF, NNN

4800 North 48th Street Lincoln, Nebraska

40,000-Square-Foot Industrial Building

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Executive Summary

Overview

Colliers is pleased to present this 40,000-square-foot industrial property available for lease or sale. The building offers flexible configurations suitable for warehouse, distribution, or light industrial uses.

Currently, 24,000 square feet is available for immediate occupancy, with an additional 16,000 square feet of contiguous space becoming available in September 2026, providing the opportunity to occupy the full 40,000 square feet.

Designed for operational efficiency, the property features 10 dock doors and five drive-in doors to support a wide range of loading and shipping requirements. The 24' ceiling height allows for substantial vertical storage capacity. The building includes four restrooms, and the occupied portion contains a small receiving office. Strategically located with convenient access to I-80, the property offers excellent connectivity for transportation and logistics operations.

Offering Highlights:

- 40,000-square-foot building
- Zoned I1 - Industrial District
- Property sits on 2.45 acres
- Offered for lease at \$9.00 per square foot, NNN

Substantial Discount Versus Replacement Cost

The Property is offered for lease at a price of **\$9.00 PSF NNN** for the 40,000-square-foot building — a substantial discount to today's replacement cost.

Ideal Owner-User

The Property is ideal for an owner-user manufacturing, industrial, or distribution company.

Desirable Location with Easy Interstate Access and Nearby Amenities

4800 North 48th Street is situated near the Superior Street intersection with easy access to I-80 and the entire Lincoln MSA.

Strong Economic Environment In Lincoln

The economy in Lincoln, a city of approximately 350,000 people, is strong and steady, which is helping drive high demand for industrial space. The industrial vacancy rate is just 2.6% as of early 2026, meaning there is very little space available, and it has stayed close to its long-term averages. Even with about 60,000 square feet of new space added over the past year, availability remains tight, with only around 640,000 square feet open out of a total market of 34.1 million square feet. There is more construction than usual — about 490,000 square feet underway — but it will

take time to catch up with demand. Because space is limited, rents have continued to rise, now averaging around \$7.90 per square foot. Overall, Lincoln's strong economy and low supply are keeping the industrial market very competitive.

Timing

Currently, 24,000 square feet is available for immediate occupancy, with an additional 16,000 square feet of contiguous space becoming available in September 2026, providing the opportunity to occupy up to the full 40,000 square feet.

Property Overview



4800 N 48th Street
Lincoln, NE 68504



40,000 Total
Square Feet



Built in 1993



2.45
Total Acres



24,000 square feet available for immediate occupancy; additional 16,000 square feet of contiguous space available September 2026



Building Sizes and Year Built

40,000 Square Feet
Built in 1993



Building Dimensions

400' wide x 100' deep



Property Acreage

2.45 Acres



Parking

11 Dedicated Spaces
Room for parking in front of drive in and loading dock doors



Warehouse

40,000 Square Feet



Office Build-Out

Small receiving office located within the demised 16,000-square-foot space



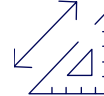
Loading

10 Dock Doors
5 Drive-in Doors



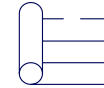
Ceiling Heights

24' at peak, 22'6" interior clear height



Structure

Pre-engineered metal industrial building with a parapet fascia roof line



Roof

Low-slope metal roof system with 24' eave
Long-lasting and durable
Energy-efficient
Relatively low maintenance



Utility Providers

Electric - Lincoln Electric System (LES)
Water - Lincoln Water System (City of Lincoln)
Sewer (Sanitary & Storm) - City of Lincoln
Gas - Black Hills Energy
Fiber - Allo



Fire Protection

Wet pipe



Electrical

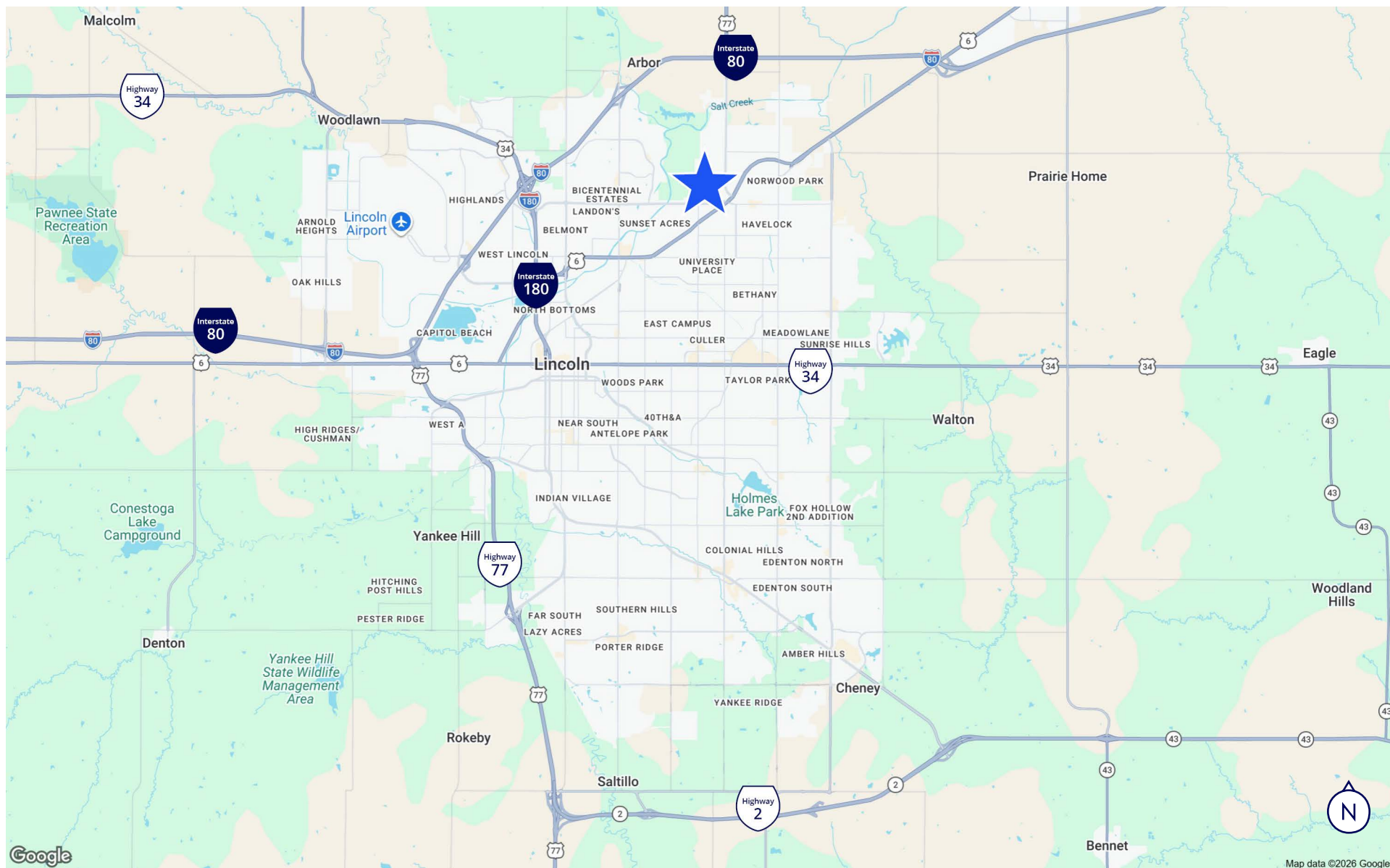
12/240V Power



Zoning

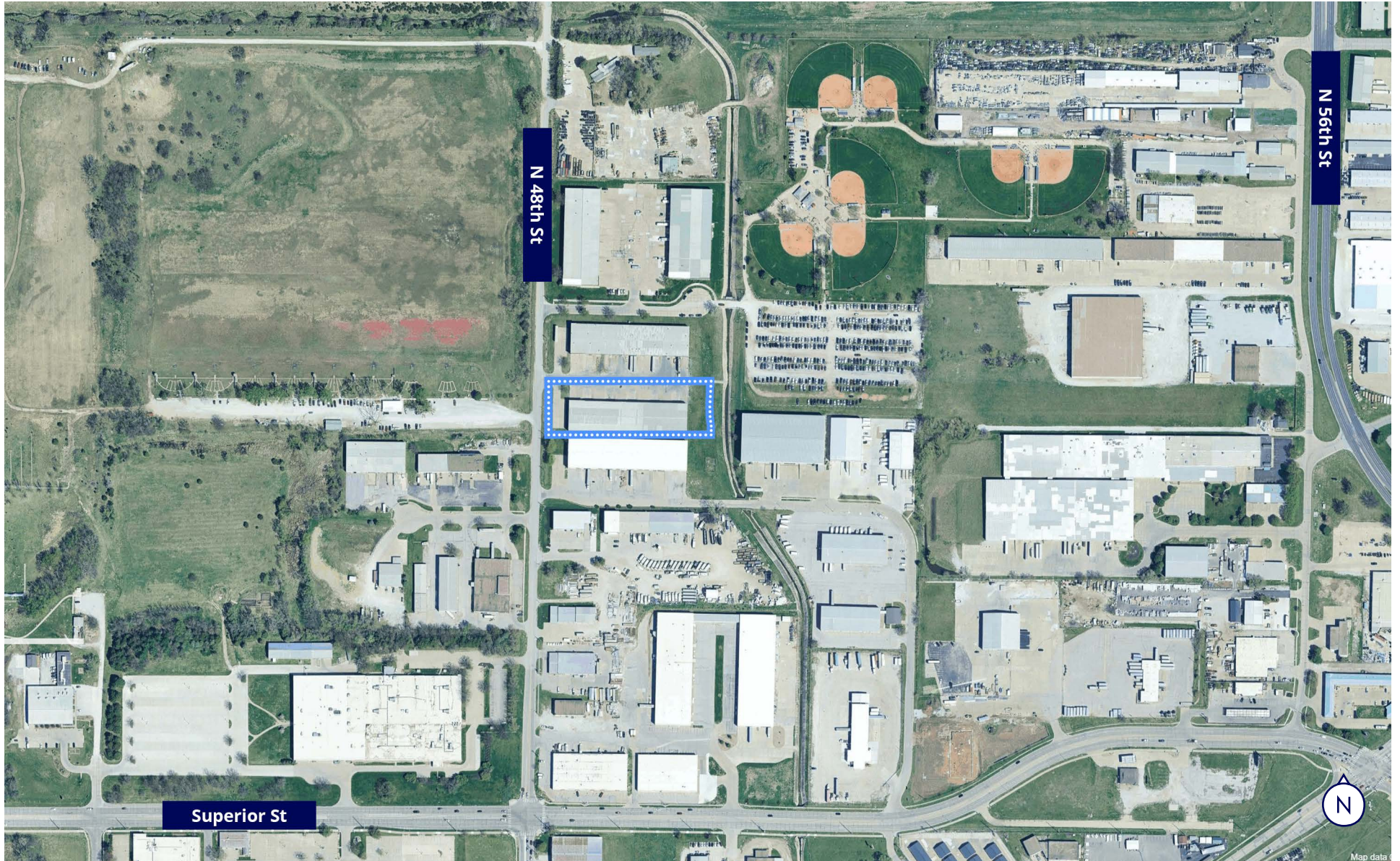
Industrial (I1)

Area Map



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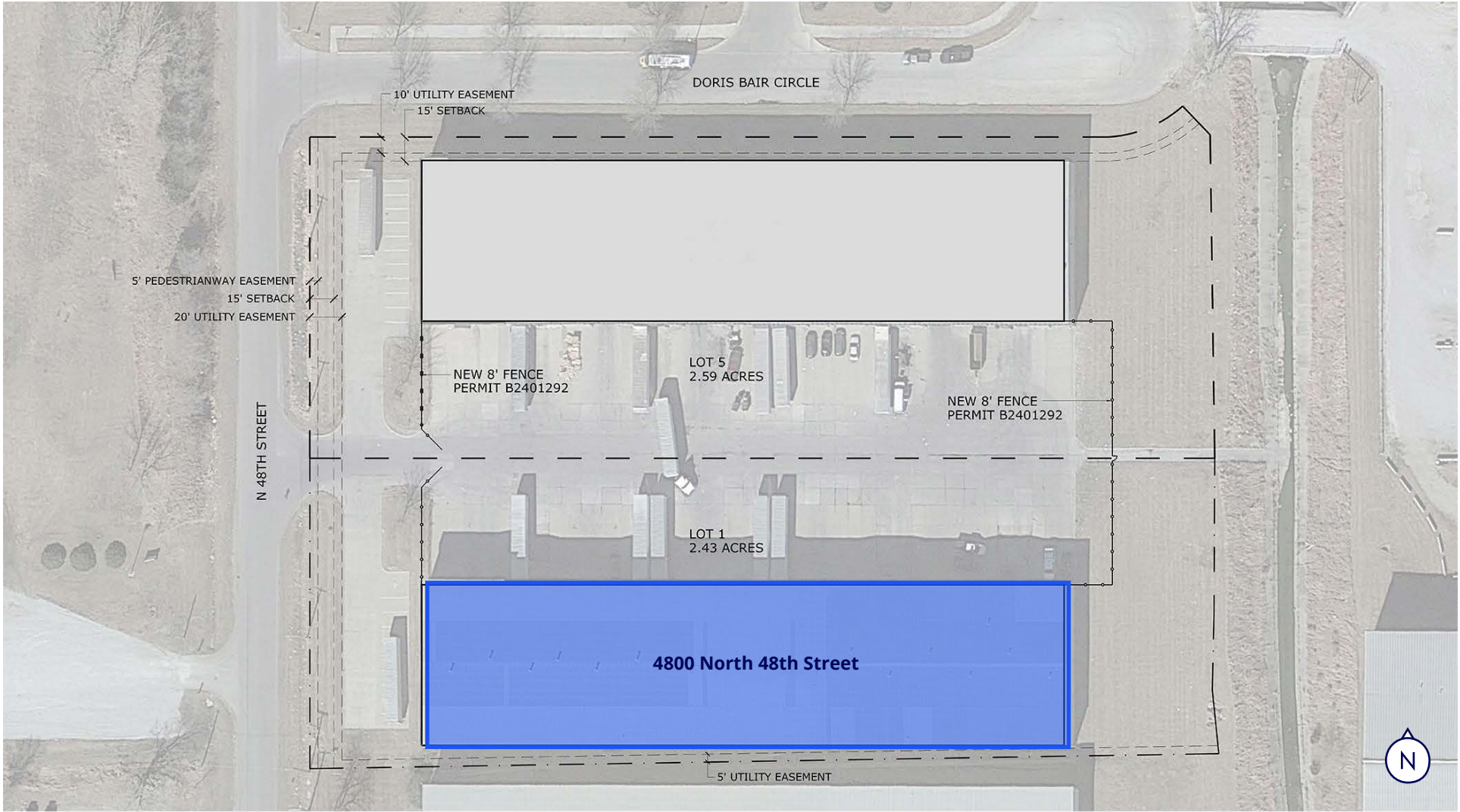
Property Aerial



Site Aerial

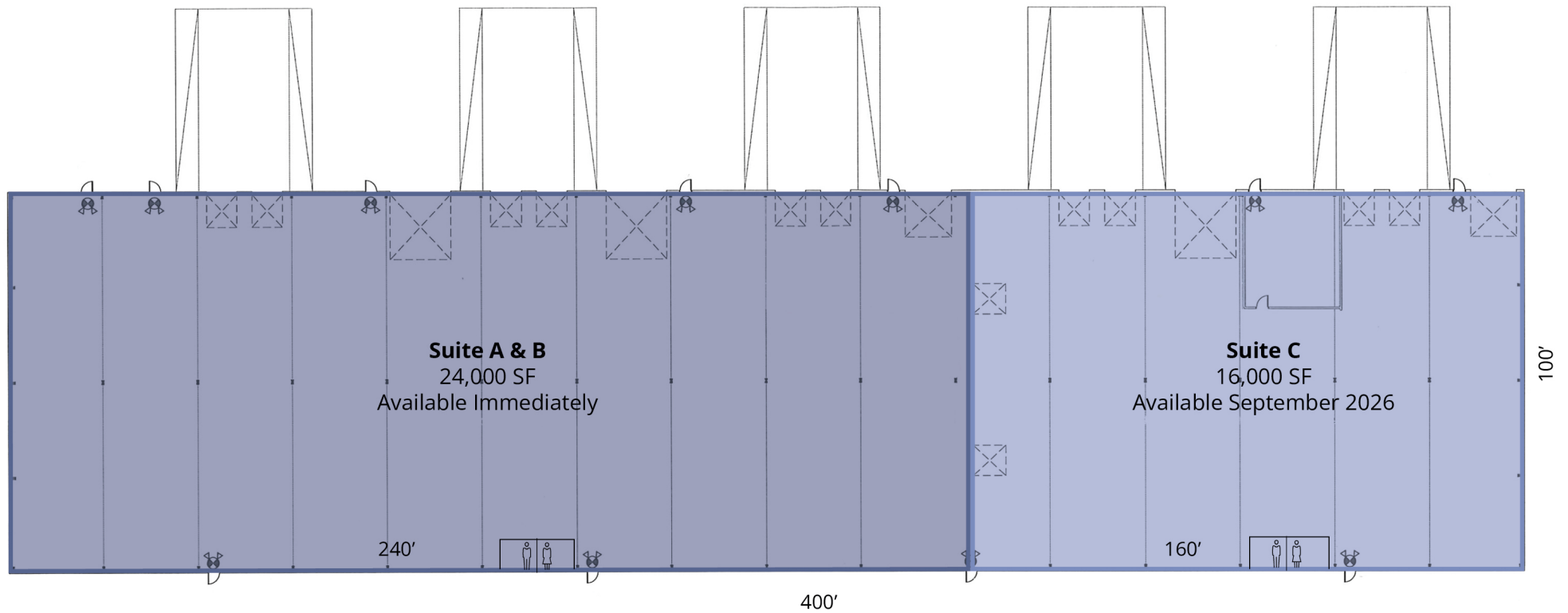


Site Plan

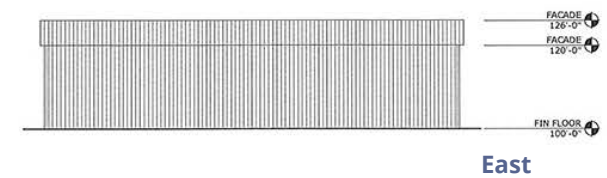
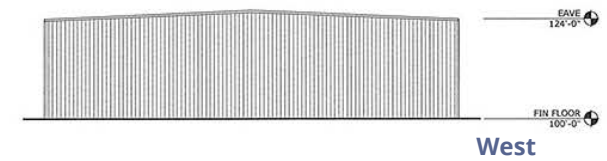
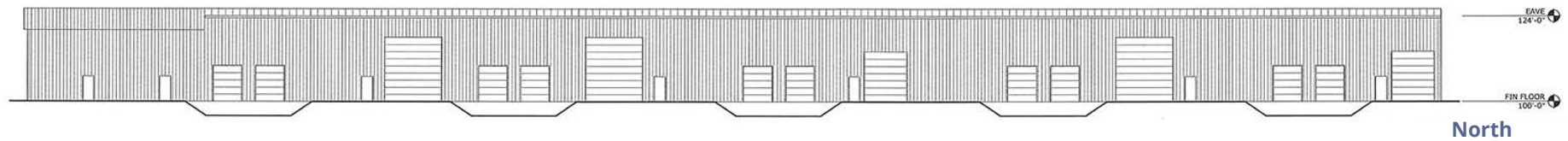
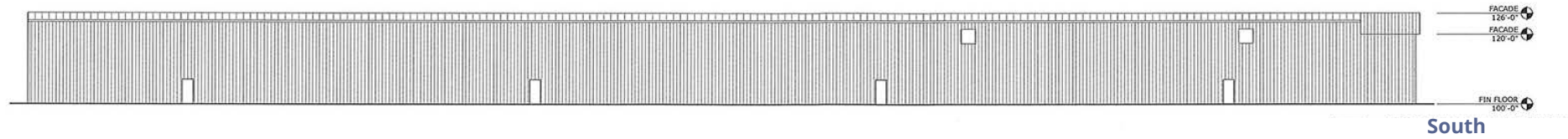


Floor Plan

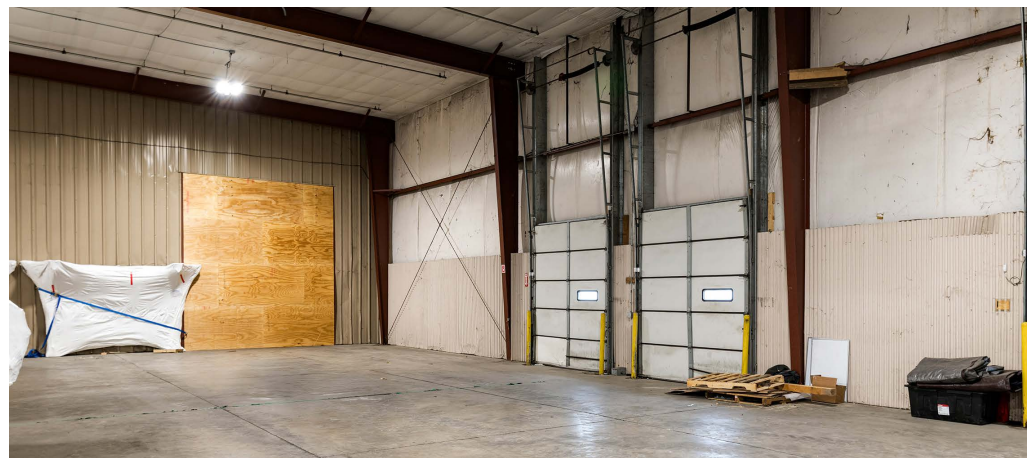
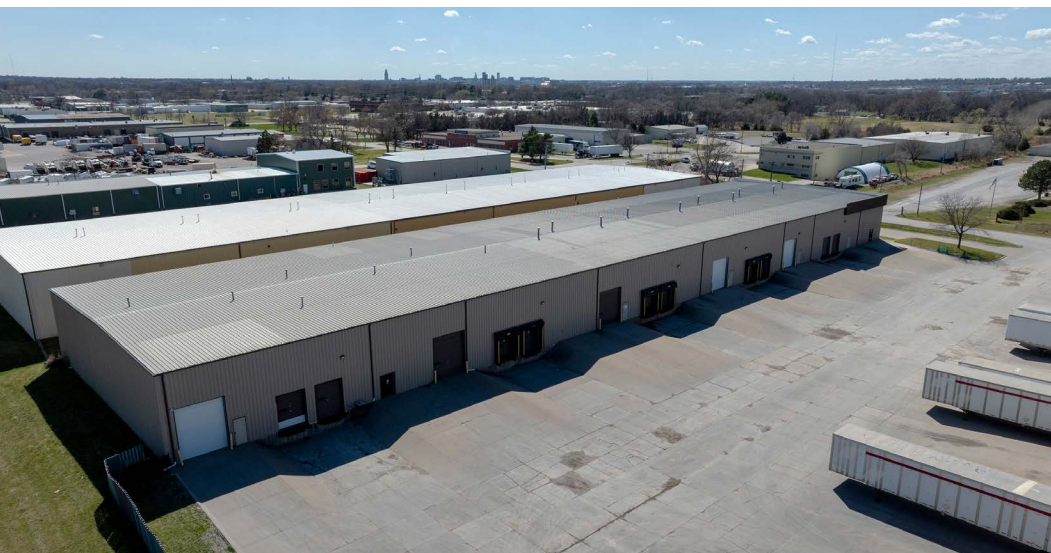
40,000 Square Feet



Elevation



Property Images



Investment Opportunity | Offering Memorandum

4800 North 48th Street

Lincoln, Nebraska



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