LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
LINCOLN, NE

INDUSTRIAL MARKET OVERVIEW

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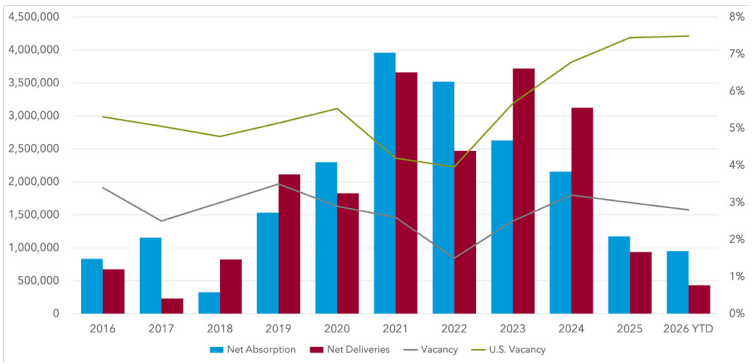
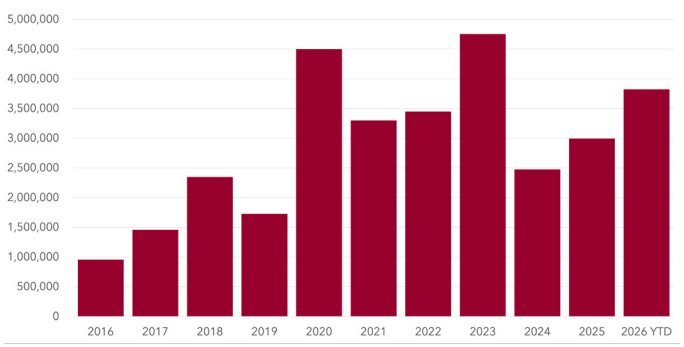
Vacancy in the Lincoln industrial market during Q2 2026 was 2.8% and increased 0.1% over the past 12 months, meanwhile the national average increased by 0.2%. During Q2 2026, there was 47,980 SF of negative absorption, 40,000 SF delivered and 463,365 SF under construction, representing a 1.3% expansion of Lincoln's inventory. Rents were around $7.94/SF, which is a 1.7% increase from where they were a year ago. In the past three years, rents have increased a cumulative 10.4%. Market cap rate for Lincoln was 9.33%, slightly above its trailing three-year average of 9.26%. Over the last twelve months, the number of jobs decreased by 0.4%, while Lincoln's population grew by 0.97% during the same period.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ 12 Mo. Net Absorption SF	(47,980)	43,492	136,046	154,570	20,346
▲ Vacancy Rate	2.80%	2.57%	2.40%	2.40%	2.70%
▲ Avg NNN Asking Rate PSF	$7.94	$7.88	$7.85	$7.88	$7.85
▼ Sale Price PSF	$103.00	$117.00	$83.00	$83.00	$84.00
◄ ► Cap Rate	9.33%	9.33%	9.30%	9.40%	9.30%
▼ Under Construction SF	463,365	486,308	486,308	497,558	514,903
▲ Inventory SF	35,233,808	34,248,244	33,989,446	33,978,196	33,954,851

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2501 Kimco Court Lincoln, NE	38,468 SF	$2,500,000 $64.99 PSF	Hausmann Holding, LLC CSW Holdings, Inc.	Class B
5401 Alvo Road Lincoln, NE	27,390 SF	$2,550,000 $93.10 PSF	Maximum Profit Grain, LLC Omega Properties, LLC	Class B
5931 N. 58th Street Lincoln, NE	23,957 SF	$2,500,000 $104.35 PSF	Kidwell Family II, LLC Kiene Software Investments, LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5535 Arbor Road Lincoln, NE	29,800 SF	ND&K Arbor, LLC	Equipment Share	Equipment Rental
3340 Oxbow Circle Lincoln, NE	10,000 SF	Superior Investment, LLC	Commercial Flooring Systems	Construction
2316 Kimarra Place Lincoln, NE	4,224 SF	Speedway Properties	Mrk Med, LLC	Human Services

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