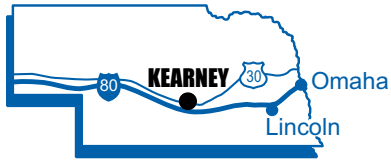


102,000 Sq. Ft. Available Industrial Building

Kearney, Nebraska

www.ci.kearney.ne.us

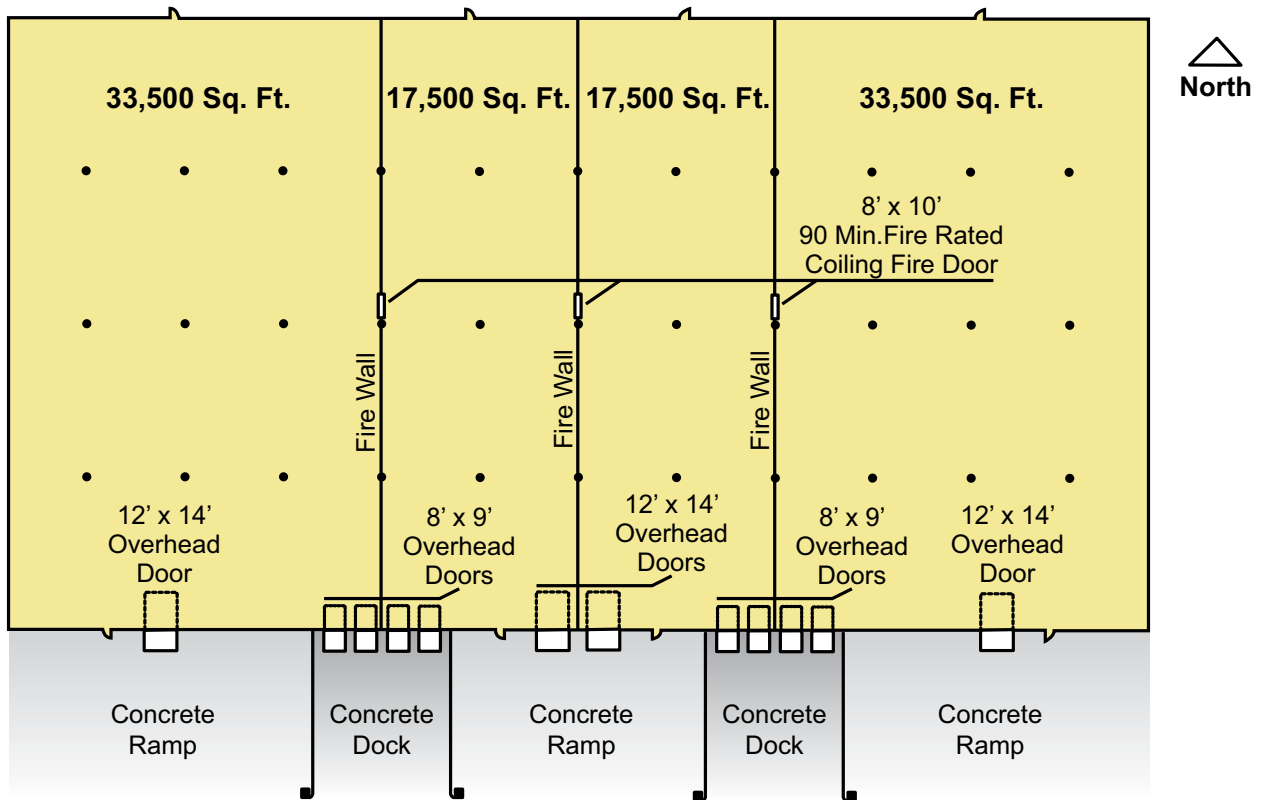


Population 2000 U.S. Census	▶	Kearney	27,431	▶	2006 Estimated	29,385
		Buffalo County	42,259		43,954	
		Labor Market*	189,616		194,916	

*Buffalo County and contiguous counties



FLOOR PLAN



This information was received from sources whom we deem reliable; however, we do not guarantee accuracy. Prospective buyers should carefully verify all information.

KEARNEY, NEBRASKA

Building Description

Location:	4015 Antelope Avenue
Description:	102,000 square foot pre-engineered steel building built in 2007 is divided into four open space sections separated by fire wall—Section 1 - 33,500 sq. ft., Section 2 - 17,500 sq. ft.; Section 3 - 17,500 sq. ft., Section 4 - 33,500 sq. ft.; 37'x58' column spacing; 20' eave to 24' center ceilings; 6" reinforced concrete floors; metal roof
Features:	Twelve overhead doors (four 12'x14' ground access and eight 8'x9' truck dock level); natural gas heat
Land:	Large concrete parking area with approximately 100 spaces; outside 100-year floodplain, 0% wetlands; 20 acres adjacent to the site available but non-contiguous to building
Zoning:	M-1 Limited Industrial
Previous Use:	New construction
Protective Services:	Fire insurance classification is 8; 2.5 miles to 9 full-time and 83 volunteer fire fighters; 24-hour police protection provided, 2.5 miles

Utilities

Electricity:	Nebraska Public Power District; 102/208 volts, 34.5 transmission voltage, 12,470 kV/7,200 kV distribution; dual feed available from two substations
Natural Gas:	NorthWestern Energy; 2" main to building with 4" main adjacent to property
Water:	City of Kearney; 16" main, 65 lbs. static pressure, 52 lbs. residual pressure; 1,838 gal. flow per minute, water treatment plant (chlorination and disinfection) has a rated capacity of 25.9 mgd
Sanitary Sewer:	City of Kearney; 8" main; no lift required, secondary treatment plant with trickling filters, chlorination, and dechlorination has a rated capacity of 4.8 mgd with a peak demand of 3.8 mgd
Telecommunications:	Frontier Communications; digital central office on fiber ring in Kearney; ADSL, DSL, ISDN available; dual feed from two separate switching offices available; POP in Kearney

Transportation

Highways:	U.S. Highway 30 (4-lane) serves building, with internal site access; Interstate 80 is located 5 miles from building; bus service available in Kearney
Railroads:	Union Pacific Railroad main line serves Kearney
Nearest Commercial Air Service:	Kearney Regional Airport; Great Lakes Airlines, paved and lighted runways (7,100' and 4,500') with instrument landing system; 2 miles (5 minutes) from building

Other

Owner:	Arram Equities, LLC
Lease Price:	\$3.80 per sq. ft. per year (5-year lease)
2007 Tax Rate:	\$1.735397 per \$100 of actual value; County \$0.397713, School \$1.161909, Other \$0.175775

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