

# 12,500 Sq. Ft. Available Industrial Building

## Kearney, Nebraska



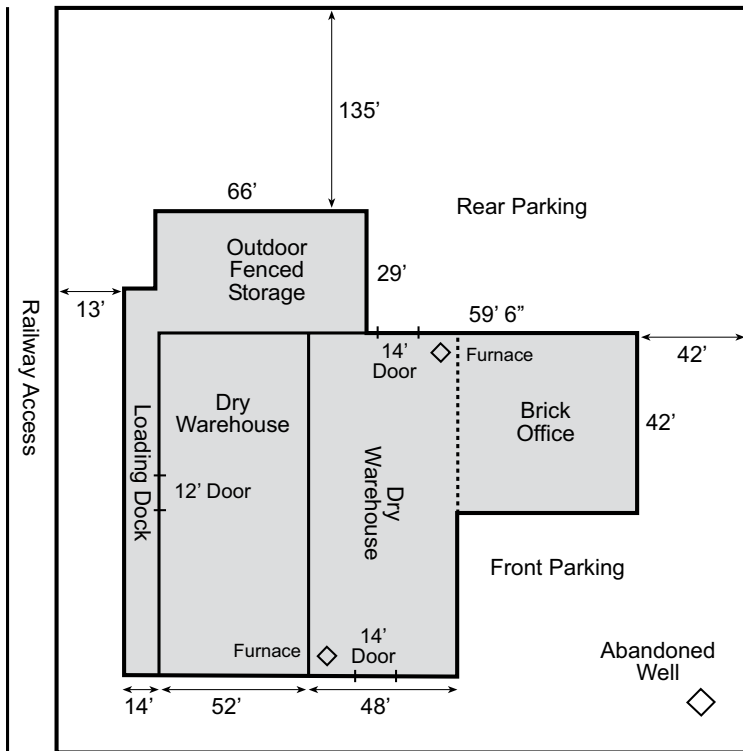
[www.ci.kearney.ne.us](http://www.ci.kearney.ne.us)

<b>Population</b> 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



- 2,500 Sq. Ft. Brick Office
- Approximate 10,800 Sq. Ft. of Dry Warehouse Space
- Situated on 2-Acres / M-1 Zoning
- Office Includes:  
 (2) Private Offices  
 Breakroom  
 Conference Room

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:	4303 E 39th Street
Description:	12,500 square foot brick/metal building built in 1972; 2,500 sq. ft. office area with 10' ceilings and 10,000 sq. ft. dry storage with 20' ceilings (5,250 sq. ft. could be cooled—coolers were removed); 6" concrete floors, metal roof
Features:	One loading dock, three overhead doors; central heating and air conditioning in office area with radiant heat in warehouse
Land:	Two acres, outside 100-year floodplain; 1 acre gravel parking
Zoning:	M-1 Limited Industrial
Previous Use:	Distribution/Storage
Protective Services:	Fire insurance classification is 8, 2 miles to 9 full-time and 83 volunteer fire fighters; 24-hour police patrol provided, 2 miles to police station

## 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, 39 lbs. pressure at front of premise; service to building is 3/4" line at 35 lbs. capable of 5 million BTU's per hour; new service can be installed if necessary to accommodate 30/40 million BTU loads
Water:	City of Kearney; 8" main, 65 lbs. static pressure, 55 lbs. residual pressure, 100' from site; 500-1,000 gal. flow per minute, water treatment plant (chlorination and disinfection) has rated capacity of 25.9 mgd
Sanitary Sewer:	Private system; City of Kearney system, 100'–200' north of building
Telecommunications:	Frontier Communications; digital central office on fiber ring in Kearney, 5 miles from building, ADSL, DSL, ISDN available; POP in Kearney

## Transportation

Highways:	U.S. Highway 30 (4-lane) serves building; Interstate 80 is located 5 miles from building; bus service available in Kearney
Railroads:	Union Pacific Railroad main line serves Kearney; rail spur 10' from site
Nearest Commercial Air Service:	Kearney Regional Airport; Great Lakes Airlines, two paved and lighted runways (7,100' and 4,500') with instrument landing system; 5 minutes from building

## Other

Owner:	Dick Poston
Sale/Lease Price:	\$700,000; lease price negotiable
2007 Tax Rate:	\$1.1735397 per \$100 of actual value; County \$0.397713, School \$1.161909, Other \$0.175775

## Contacts

Jonathan Krebs, CEcD  
Executive Director  
Buffalo County Economic Development Council  
PO Box 607  
Kearney, NE 68848  
(308) 237-9346  
Fax: (308) 237-3103  
Email: [jkrebs@buffalocountyedc.com](mailto:jkrebs@buffalocountyedc.com)  
[www.ci.kearney.ne.us](http://www.ci.kearney.ne.us)

Dennis G. Hall, CEcD  
Economic Development Manager  
Nebraska Public Power District  
PO Box 499  
Columbus, NE 68602-0499  
(800) 282-6773  
(402) 563-5534  
Fax: (402) 563-5090  
Email: [dghall@nppd.com](mailto:dghall@nppd.com)  
[sites.nppd.com](http://sites.nppd.com)

