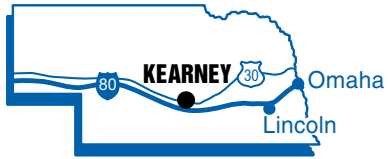


# 60,000 Sq. Ft. Available Industrial Building

## Kearney, Nebraska



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

**Population**  
2000  
U.S. Census

Kearney 27,431  
Buffalo County 42,259  
Labor Market\* 189,616

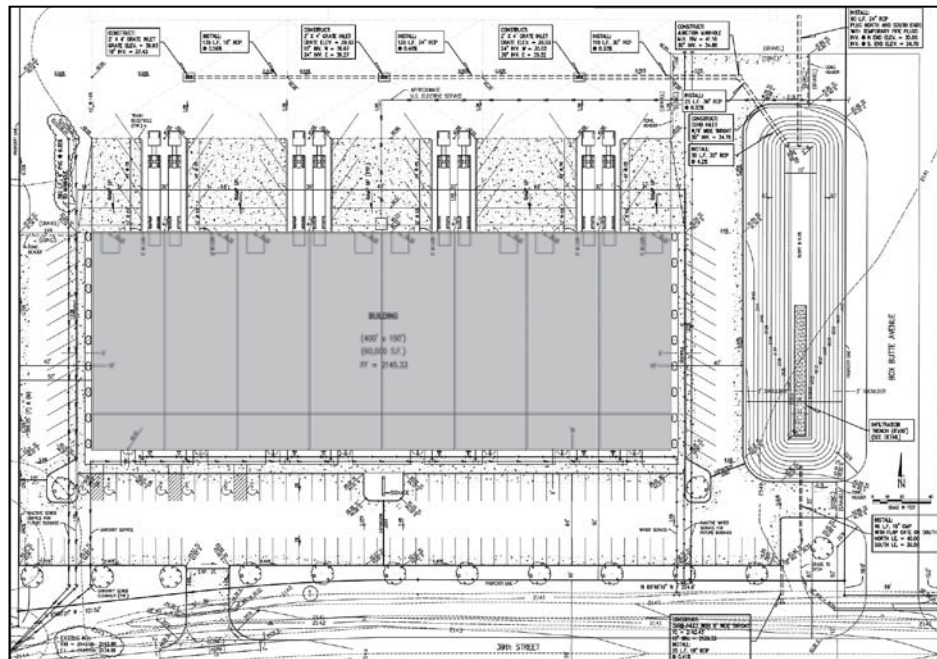
2006  
Estimated

29,385  
43,954  
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:	3010 E 39th Street
Description:	60,000 square foot steel building built in 2004 with 18' to 24' ceilings and 6" concrete floors
Features:	Shell building
Land:	Outside 100-year floodplain, 0% wetland
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 patrol 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, 6" main, 150 lbs. pressure, 1,013 Btu per cu. ft.
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-\$6 per square foot; contingent on lease terms; improvements 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)

