

24.43 ACRES

Available Industrial Site

Kearney, Nebraska



www.ci.kearney.ne.us

Population
2000
U.S. Census

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

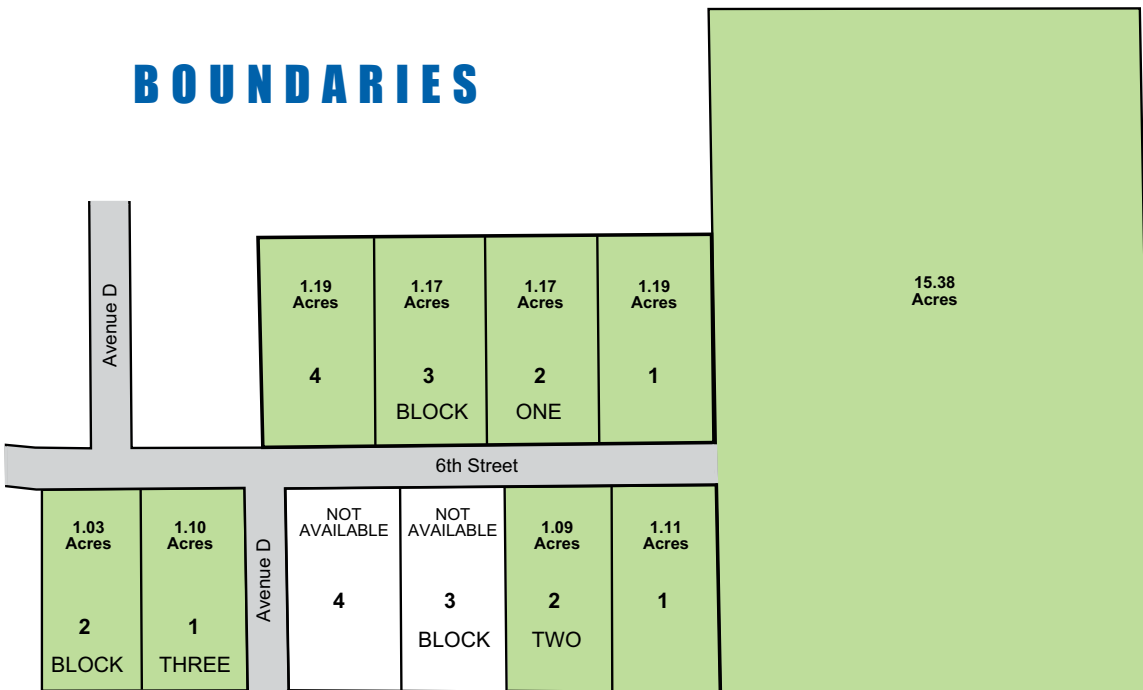
2006
Estimated

29,385
43,954
194,916

*Buffalo County and contiguous counties



BOUNDARIES



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

Site Description

Location:	6th Street Industrial Park
Size:	24.43 acres
Characteristics:	Level; clay soil; 10' to water table; outside 100-year floodplain; 0% wetland
Zoning:	M-1, Limited Industrial
Previous Use:	Agriculture
Protective Services:	Fire insurance classification is 2, 2 miles to 9 full-time and 83 volunteer fire fighters, 24-hour police patrol provided, 1 mile to police station

Utilities

Electricity:	Nebraska Public Power District; 34.5 kV subtransmission voltage, 7.2/12.5 kV distribution voltage, 120/240, 120/280, or 277/480 secondary voltage; dual feed available from two substations
Natural Gas:	NorthWestern Energy; 2" main, 40-50 lbs. pressure, 1,020 Btu per cu. ft.
Water:	City of Kearney; 8" main; 66 lbs. static pressure, 56 lbs. residual pressure; 1,163 gal. flow per minute, water treatment plant (chlorination and disinfection) has a rated capacity of 25.9 mgd
Sanitary Sewer:	City of Kearney; 12" main, on site; secondary treatment plant with trickling filters, chlorination, and dechlorination has rated capacity of 4.8 mgd and peak demand of 3.8 mgd; storm drainage system available
Telecommunications:	Frontier Communications; digital central office on fiber ring in Kearney, 2 miles from site, ADSL, DSL, ISDN available; dual feed from two separate switching offices available; POP in Kearney

Transportation

Highways:	Nebraska Highway 44 (4-lane) serves site; U.S. Highway 30 (4-lane) is 2 miles from site, Interstate 80 is 1 mile from site; bus service available in Kearney
Railroads:	Union Pacific Railroad main line serves Kearney; 2 minutes to nearest rail
Nearest Commercial Air Service:	Kearney Regional Airport; Great Lakes Airlines, two paved and lighted runways (7,100' and 4,500') with instrument landing system; 6 miles (13 minutes) from site

Other

Owner:	Sixth Street Development, LLC
Sale Price:	\$1.30 per square foot
2007 Tax Rate:	\$1.893426 per \$100 of actual value; County \$0.397713, City \$0.158029, School \$1.161909, Other \$0.175775

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