

# Turn-key Operation 300 Workforce + "Plug and Play" Columbus, Nebraska

[www.columbusne.us](http://www.columbusne.us)

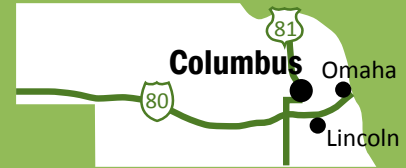


## 26,000 Sq. Ft.

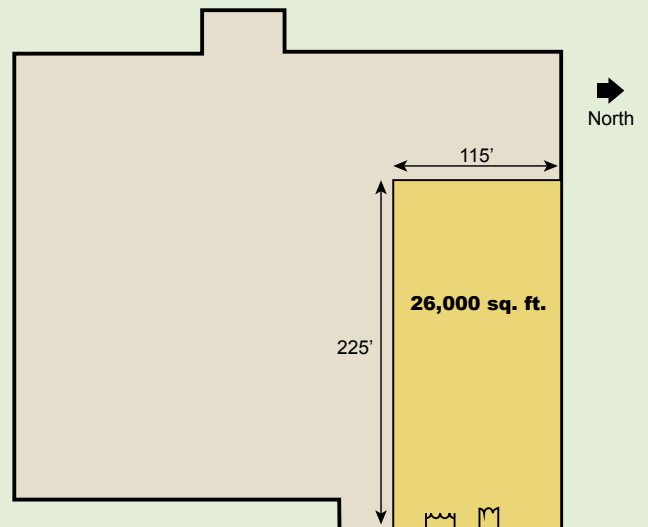
**Population**  
2014  
U.S. Census

Columbus	22,630
Platte County	32,666
Labor Market*(2013)	114,741

\*Platte 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.

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# Columbus, Nebraska

## Building Description

Location .....3620 23 Street  
Description/Features.....26,000 sq. ft. concrete block, built in 1991; 26,000 sq. ft. call center with a total of 116,000 sq. ft. with room for expansion, 13' ceiling height, 33'8" to 46' 5 1/8" column spacing; 9 T1's, 280 CSR stations wired and cabled, ready to go, 8 offices, training room with 8 live stations and 16 seat meeting/training room, 2 server rooms, large break room that seats 60-70 people, ample rest rooms, 4" concrete floors; flat/vinyl roof; electric heating and air conditioning; wet and dry (control room) building  
Land.....sprinklers  
Zoning .....12.23 acres; paved parking area with 776 parking stalls  
Present Use .....B-2 (Local Business)  
Protective Services.....Call center  
Fire insurance classification is 4, 1.5 miles to fire department with 15 full-time and 60 reserve firefighters; 24-hour police patrol provided

## Utilities

Electricity.....Loup Power District; 34.5 kV subtransmission voltage; 12.5 kV distribution voltage; single and three phase distribution voltage; 480V secondary voltage, three phase; dual feed available from two substations  
Natural Gas .....Black Hills Energy; 6" gas main to site; 80 lbs. pressure, heat value 1,000 Btu per cu. ft.  
Water.....City of Columbus; 8" main, 100' from site, 58 lbs. static pressure, 50 lbs. residual pressure  
Sanitary Sewer.....City of Columbus; 8" main, 175' from site, activated sludge, rated capacity 7 mgd, peak demand 7 mgd, storm drainage system  
Telecommunications.....Frontier Communication, local exchange carrier in Columbus with Lucent GTD-5 digital central office, served via an OC48 and an OC3 fiber optic system; T3's, T1's, ISDN, frame relay, voice mail, equal access servicing all long distance companies and digital call calling features

## Transportation

Highways.....Building adjacent to U.S. Highway 30 and 0.2 miles west of U.S. Highway 81; both highways designated to be four-lane expressways with segments from Columbus east to Schuyler and north to Norfolk completed; Interstate 80 is 50 miles south; bus service is available in Columbus  
Railroads.....Union Pacific Railroad main line, BNSF Railway Company, and Nebraska Central Railroad also serve Columbus  
Air Service .....Columbus Municipal Airport; 6,780 ft. paved and lighted runway  
Nearest Commercial.....Lincoln Airport; 75 miles (75 minutes)  
Air Service .....Omaha Eppley Airfield; 85 miles (95 minutes)

## Other

Owner.....Columbusros Limited Partnership  
Sale Price .....Available for lease  
2013 Tax Rate .....\$1.949903 per \$100 of actual value

## Contacts

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Columbus Economic Council  
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