

Available Industrial Building

Newman Grove, Nebraska

www.ci.newman-grove.ne.us

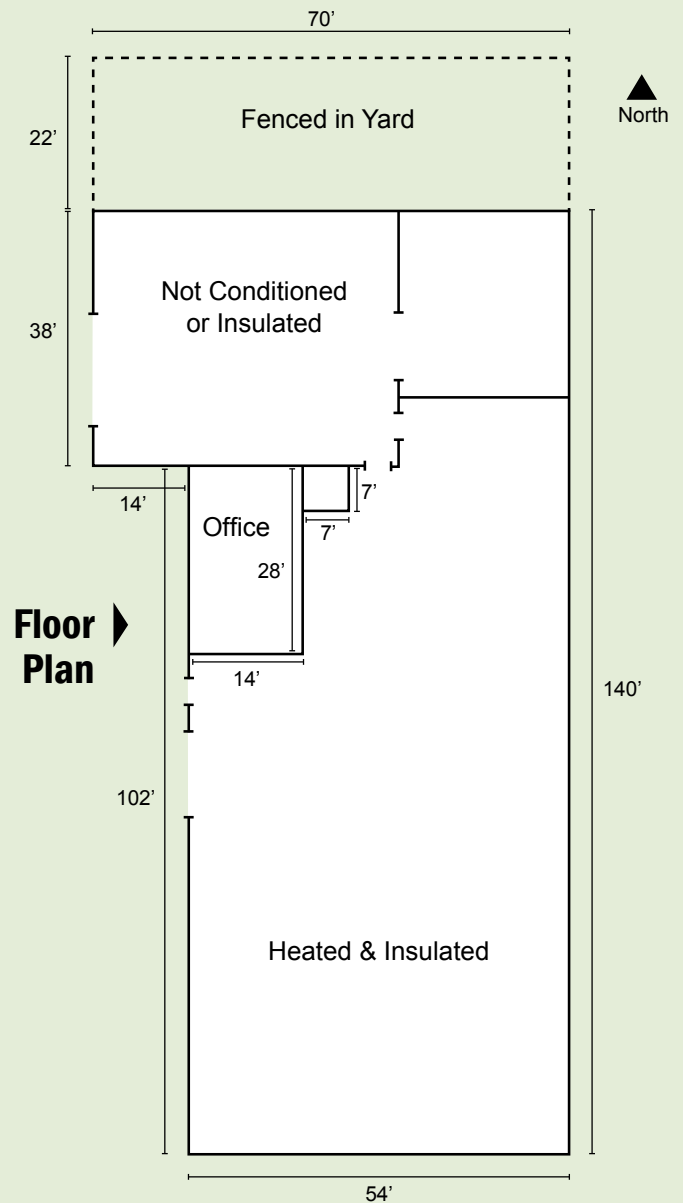
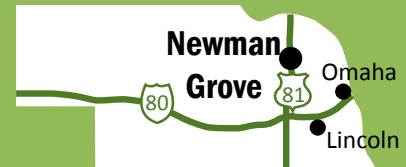
8,092 Sq. Ft.

Population

2014
U.S. Census

Newman Grove	732
Madison County	35,174
Labor Market (2013)*	102,321

*Madison County and contiguous counties



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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Newman Grove, Nebraska

Building Description

Location 103 S. 4th Street
Description/Features..... 8,092 sq. ft. metal building; 5,376 sq. ft. manufacturing area and 392 sq. ft. air conditioned office area are insulated, 2,324 sq. ft. storage area (non-insulated, not heated); 2 overhead doors, 13'x14' (to main building) and 16'x13' (to storage area); clear span; ceiling height 14' eaves, 20' peak; radiant heat, used oil, and furnace; 3 hoists; exhaust fan; gated outdoor storage and storage above office; fluorescent lighting; commercial shelving
Land..... 12,250 square feet
Zoning Commercial
Present Use Auto Repair & Tire Warehouse
Protective Services..... Fire insurance classification is 6, within 1 mile to fire department with 31 reserve firefighters; 24-hour police patrol provided

Utilities

Electricity Loup Power District; 34.5 kV transmission voltage, distribution voltage 7,200/12,470, secondary voltage to building 120/240 volt three phase, dual feed available from one substation
Natural Gas Black Hills Energy; 4" main, 50 lbs. pressure
Water City of Newman Grove
Sanitary Sewer City of Newman Grove
Telecommunications..... Frontier; digital central office served by 7 miles of fiber

Transportation

Highways North-south State Highway 45 serves Newman Grove; State Highway 91 is 3 miles south, U.S. Highway 275/20 is 24 miles north, U.S. Highway 81 is 19 miles east, Interstate 80 is 76 miles south, Interstate 29 is 105 miles east, Interstate 90 is 153 miles north; bus service is available in Norfolk 38 miles northeast
Air Service Karl Stefan Memorial Airport; 34 miles from building; two 5,800' paved and lighted runways with full instrument landing system
Nearest Commercial Sioux Gateway Airport, Sioux City, Iowa; 122 miles (133 minutes) northeast
Air Service Omaha Eppley Airfield; 121 miles (132 minutes) southeast

Other

Owner Jay Johnson
Sale Price \$100,000
2014 Tax Rate \$1.446138 per \$100 of actual value

Contacts

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