

Available Industrial Site

Scottsbluff/Gering, Nebraska

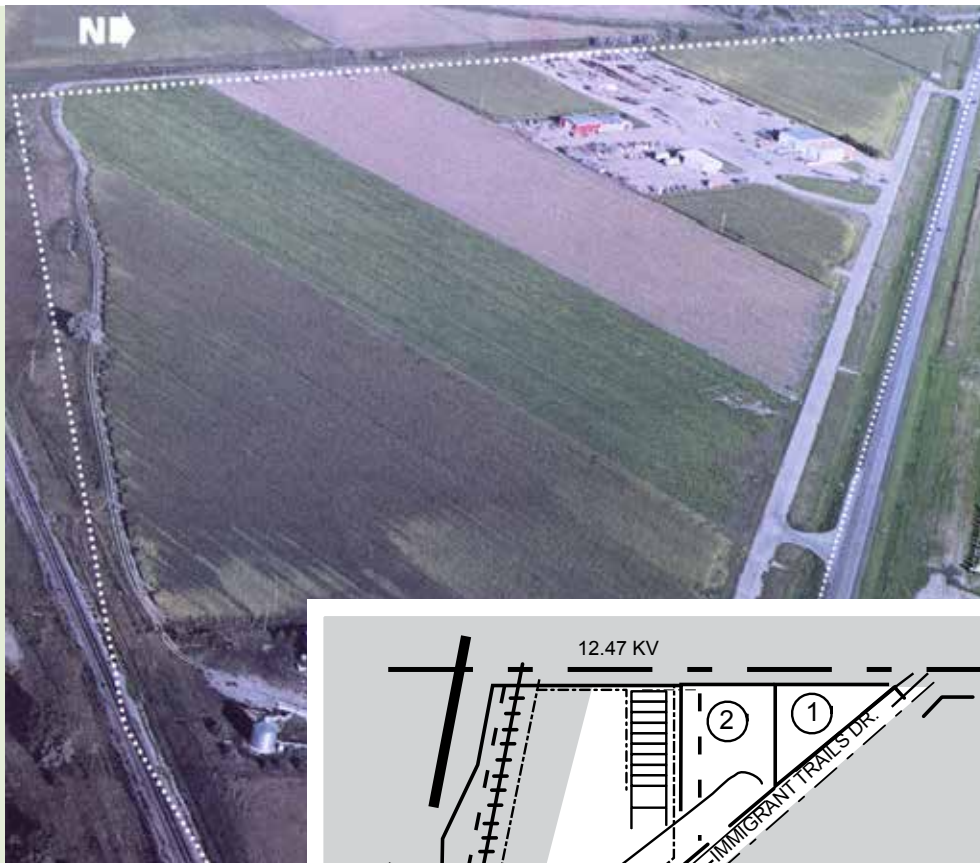
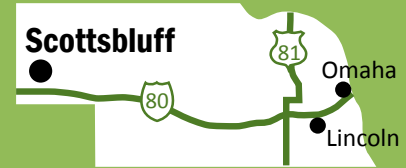
www.tcdne.org

43 Acres

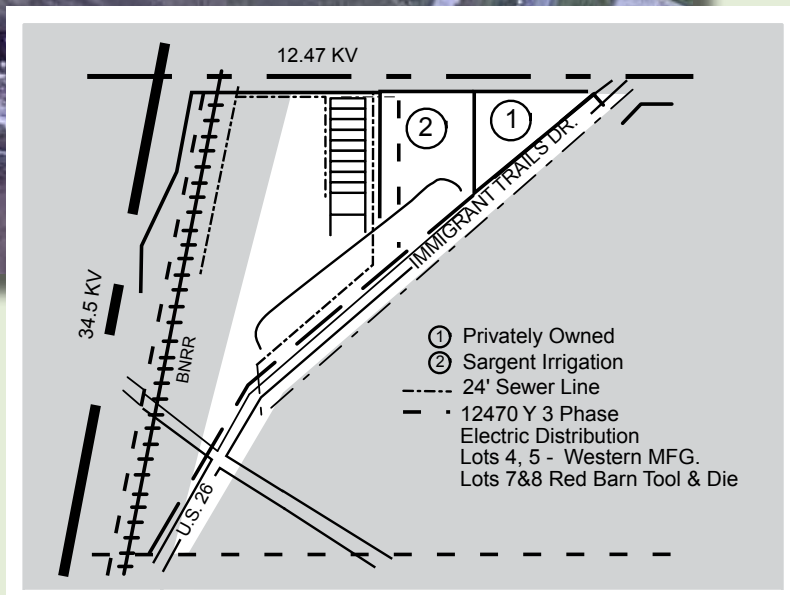
Population

2014
U.S. Census

Scottsbluff	14,875
Gering	8,372
Scotts Bluff County	36,465
Labor Market* (2013)	68,881
*Scotts Bluff 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.

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Scottsbluff/Gering, Nebraska

Site Description

Location	One mile southeast of Scottsbluff city limits in Immigrant Trails Industrial Park
Size.....	43 acres
Characteristics	Level
Zoning.....	M1 - Manufacturing
Present Use	Farmground
Protective Services.....	Fire insurance classification is 3; 1.5 miles to a fire department with 17 full-time and 18 volunteer fire fighters, fire hydrants on site, 24-hour police patrol is provided

Utilities

Electricity.....	Nebraska Public Power District; 2,500 kV substation capacity, 12,470 wye, 3 phase; dual feed available from one and two substations
Natural Gas	SourceGas; 2" main operates at 22 lbs. pressure, max 30 lbs. pressure; 1,500 ft. from site (across highway)
Water.....	City of Scottsbluff; 8" and 12" mains on site, 45 lbs. static pressure, 36 lbs. residual pressure at 1,000 gal./min. on site; municipal water system comprised of 12 wells with an average depth of 100 ft. and combined pumping capacity of 14,100 gal. per min.; 11.2 mil. gal. daily peak demand
Sanitary Sewer	City of Scottsbluff; 8" and 12" mains on site; 24" main across highway on south end of site; extended aeration activated sludge plant has a rated capacity of 9 mgd with a peak demand of 3.8 mgd; storm drainage system
Telecommunications.....	Century Link; digital central office 1.5 miles from site, served by fiber ring; available services include T1/T3, ISDN, both BRI and PRI, and Broadband; Century Link has an OC48 SONET ring in western Nebraska providing total redundancy; POP available in Kimball, 40 miles south. Allo Communications fiber system also available to site.
Internet	Broadband solutions include high speed cable, DSL, wireless, and dial-up

Transportation

Highways.....	Four-lane Nebraska Highway 71 and express way, just west of site; city also served by U.S. Highway 26 (four lanes west); I-80 is approximately 40 miles south and Interstate 25 is 80 miles west; bus service available in Scottsbluff
Railroads	BNSF Railway Company branch line, 0.5 mile north of site; Union Pacific is two miles south of Scottsbluff
Nearest Commercial	Western Nebraska Regional Airport; 8,280' and 8,001' lighted, concrete runways; Air Service all-weather landing facilities; Great Lakes Aviation and Valley Airways; 3.5 miles (5 minutes) from site

Other

Owner	City of Scottsbluff
Sale Price	\$20,000 per acre
2014 Tax Rate	\$1.833268 per \$100 of actual value

Contacts

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