

# Available Industrial Site

## Scottsbluff/Gering, Nebraska

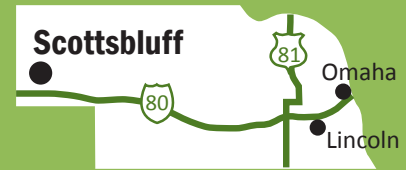
www.tcdne.org

### 3.6 & 3.8 Acres

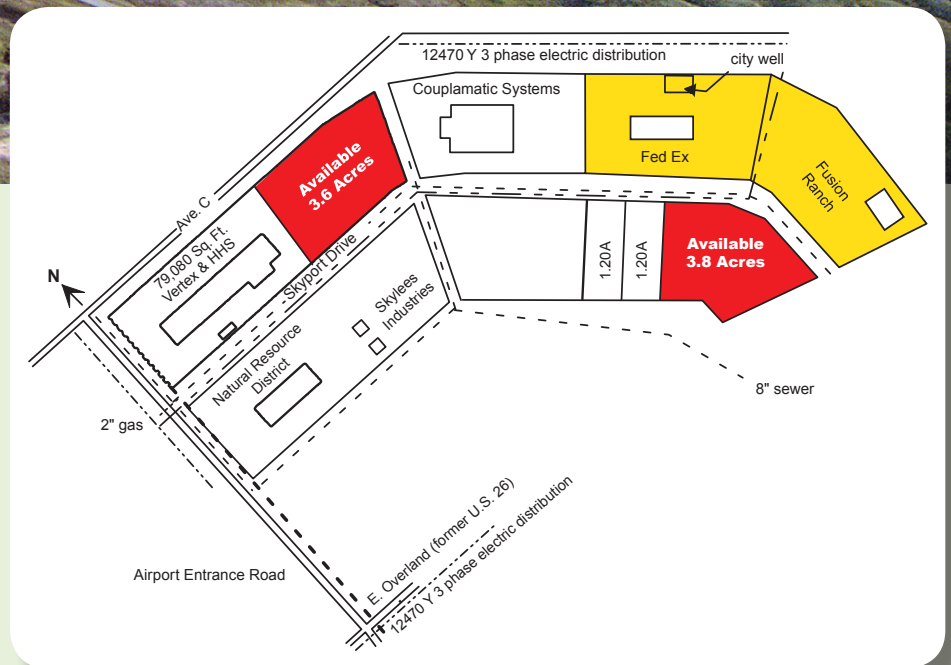
#### Population

2014  
U.S. Census

Scottsbluff	14,875
Gering	8,491
Scotts Bluff County	36,465
Labor Market*	54,734
*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 .....	Skyport Industrial Park; 3 miles east of Scottsbluff
Size .....	3.6 & 3.8 acres
Characteristics .....	Level
Zoning .....	General Industrial
Present Use .....	Industrial site to be developed
Protective Services .....	Fire insurance classification is 3; 3.5 miles to a fire department with 17 full-time and 6 volunteer fire fighters, fire hydrants on site, 24-hour police patrol is provided

## Utilities

Electricity .....	Nebraska Public Power District; 7,200/12,500 kV wye, service voltage and transformation will be provided based on customer needs
Natural Gas .....	SourceGas; two 2" mains (looped system), 40 lbs. pressure; on site
Water .....	City of Scottsbluff; 8" and 12" mains on site, 55 lbs. static pressure, 36 lbs. residual pressure at 1,000 gal./min. on site; municipal water system has a maximum daily capacity of 19.3 million gal. and a daily peak of 11.2 million gal.
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 3.5 miles from site, served by fiber ring; services available include T1/T3, ISDN, both BRI and PRI, Broadband; Century Link has an OC48 SONET ring in western Nebraska providing toll redundancy; POP available in Kimball, 40 miles south. Allo Communications has a fiber optic system to the Industrial Park

## Transportation

Highways .....	Four-lane Nebraska Highway 71 (will become part of Heartland Expressway) is 1.5 miles west of site; city is also served by U.S. Highway 26 (4-lane); Interstate 80 is approximately 40 miles south; Interstate 25 is 80 miles west; bus service available in Scottsbluff
Railroads .....	BNSF Railway Company branch line, 0.5 miles north of site; Union Pacific Railroad serves Gering, 2 miles south of Scottsbluff
Nearest Commercial Air Service .....	Western Nebraska Regional Airport; adjacent to site; 8,280' and 8,001' lighted, concrete runways; all-weather landing facilities; Great Lakes Aviation

## Other

Owner .....	TEM Development
Sale Price .....	\$25,000 to \$45,000 per lot
2015 Tax Rate .....	\$1.8332707 per \$100 of actual value

## Contacts

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