

# Available Building Columbus, Nebraska

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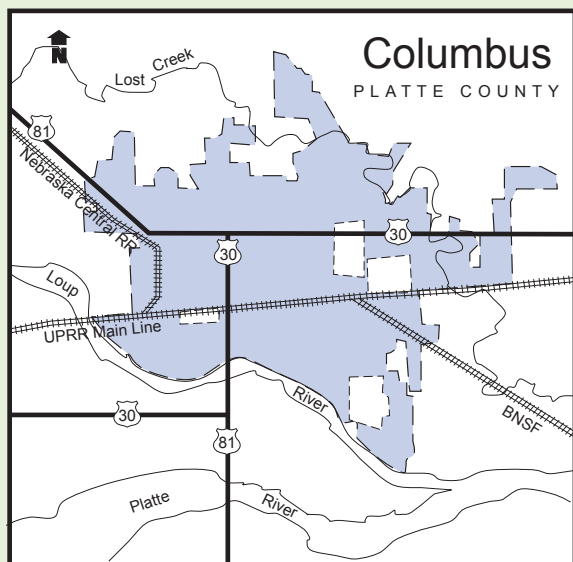
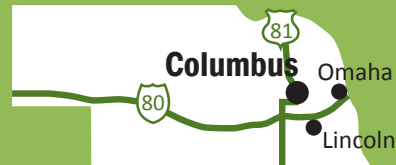
## 116,214 Sq. Ft.

### Population

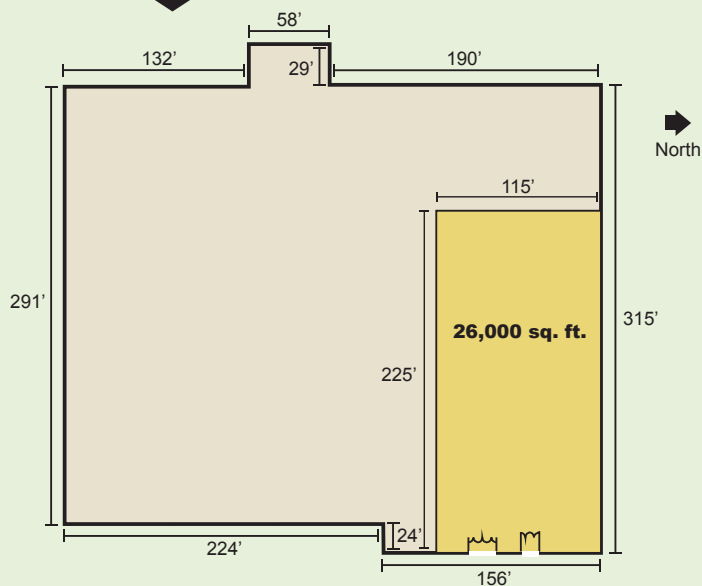
2014  
U.S. Census

Columbus	22,630
Platte County	32,666
Labor Market*	114,622

\*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 23rd Street
Description/Features.....	116,214 sq. ft. insulated concrete block building, built in 1991; 26,000 sq. ft. previously converted to a call center; 13' ceiling height, 33' 8" to 46' 5 1/8" column spacing; 9 T1s, wired and cabled, ready to go, 8 offices, 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 sprinklers
Land.....	12.23 acres; paved parking area with 776 parking stalls
Zoning .....	B-2 (Local Business)
Present Use .....	Call center
Protective Services.....	Fire insurance classification is 4, 1.5 miles to fire department with 15 full-time and 60 volunteer 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 Communications, local exchange carrier in Columbus with Lucent GTD-5 digital central office, served via an OC48 and an OC3 fiber optic system; T3s, T1s, 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 54 miles south; Interstate 29 is 85 miles east; bus service is available in city
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 .....	Columbus/Ros Limited Partnership
Sale Price .....	\$2,200,000
2015 Tax Rate .....	\$1.939517 per \$100 of actual value

## Contacts

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