

Available Industrial Building Exeter, Nebraska

www.fillmorecountydevelopment.org

8,800 Sq. Ft.

Population
2014
U.S. Census

Exeter	560
Fillmore County	5,661
Labor Market*	83,364

*Fillmore 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.

Exeter, Nebraska

Building Description

Location	117 West Seneca
Description/Features.....	8,800 sq. ft. brick building built in 1930; 15' sidewalls with one load bearing wall; 270 sq. ft. office space (remodeled in 2002), 2,840 sq. ft. show room/utility/storage area, 1,728 sq. ft. storage area, and 3,600 sq. ft. shop area
Land.....	1/2 block street parking for 10 cars, 15 ft. available land behind building included in purchase price
Zoning	Industrial
Previous Use.....	Implement dealership and fitness center
Protective Services.....	Fire classification is 8; one block to 35-member volunteer fire department

Utilities

Electricity	Perennial Public Power District; 240 volts, three phase, 200 amp entrance; 34.5 kV transmission voltage, 12.5 kV distribution voltage, dual feed available from two substations
Natural Gas	Black Hills Energy; 2" main, 10 lbs. pressure, 1,000 Btu. per cu.ft.
Water	Village of Exeter; 8" main, 10 lbs. pressure
Sanitary Sewer	Village of Exeter; 12" main, lagoon treatment plant with design flow of 100,000 gallons per day and peak demand of 500,000 gallons; no storm drainage
Telecommunications	Windstream Communications; one block to Exeter's digital and analog central office served by fiber ring, ISDN available

Transportation

Highways	U.S.Highway 6 (two-lane) serves building, U.S. Highway 81 (four-lane) 7 miles south of building; Interstate 80 is 13 miles north
Railroads	BNSF Railway Company; main line serves Exeter
Airport.....	Fairmont State Airfield; 4,400' lighted and hard-surfaced runway and 3,600' hard-surfaced runway, 11 miles
Nearest Commercial.....	Lincoln Airport; 51 miles (45 minutes)
Air Service	Eppley Airfield, Omaha; 120 miles (120 minutes)

Other

Owner	McGowan & Neville
Sale Price	\$65,000
2015 Tax Rate	\$1.594783 per \$100 of actual value; County \$0.187151, City \$0.622341, School \$0.678539, Other \$0.106752

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