

Available Industrial Site

Columbus, Nebraska

www.columbusne.us

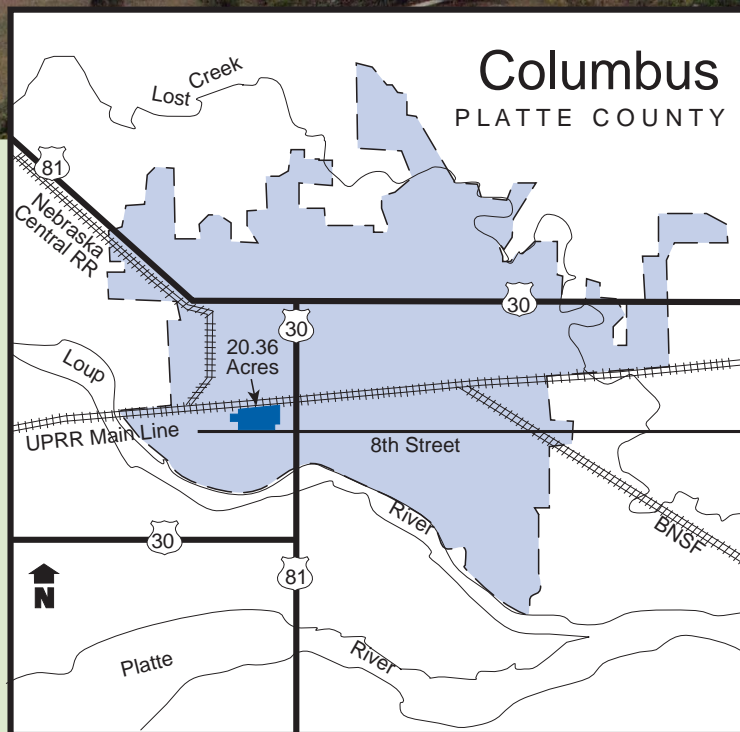
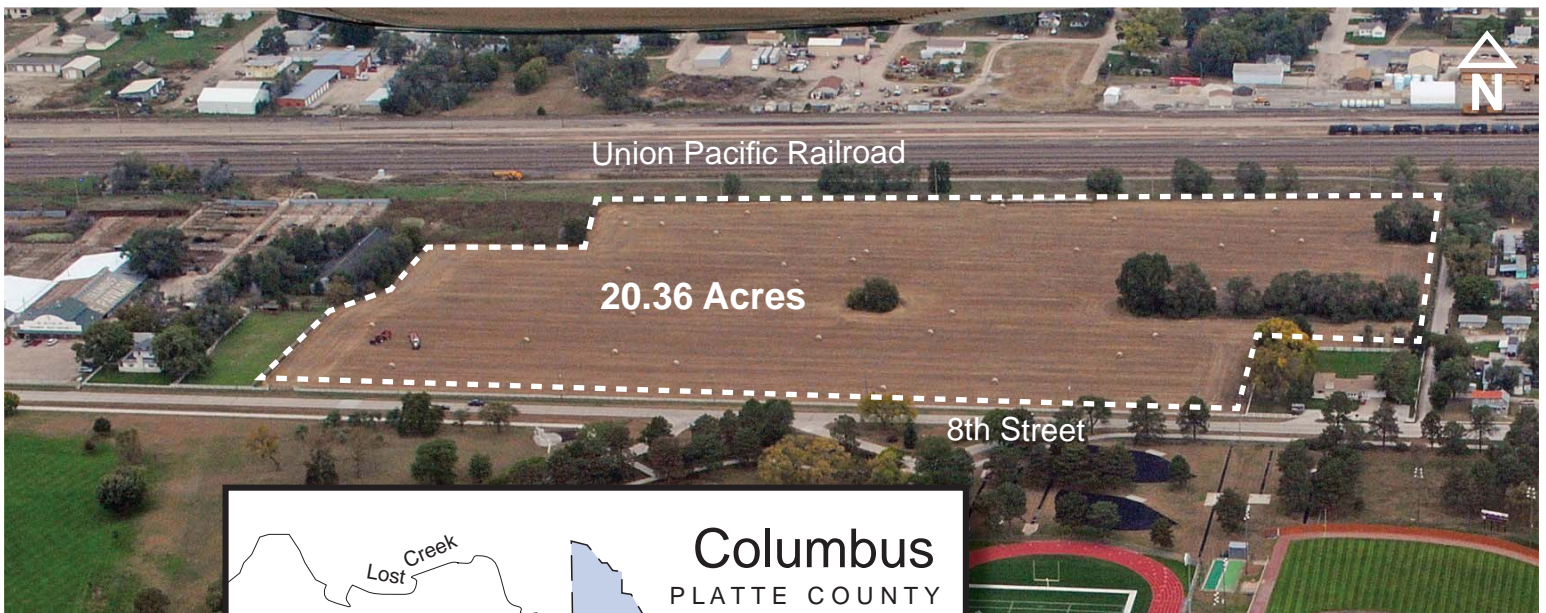
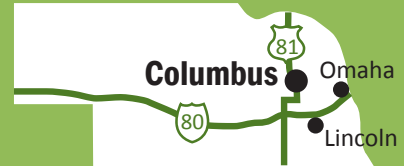
20.36 Acres

Population

2014
U.S. Census

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

*Platte 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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Columbus, Nebraska

Site Description

Location 3818 8th Street
Size..... 20.36 acres
Characteristics Flat; BO - Boel loamy fine sand; IMB - Inavale loamy fine sand
Zoning M-L, Manufacturing Light
Present Use Agriculture
Protective Services..... Fire insurance classification is 3/3Y, 1.2 miles to fire department with 15 full-time and 60 volunteer members; 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; digital central office within 1 mile; DSL, ADSL, and ISDN

Transportation

Highways..... Site is served by U.S. Highway 81 and approximately 1 mile south of U.S. Highway 30, 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 adjacent to site; BNSF Railway Company and Nebraska Central Railroad also serve Columbus
Air Service Columbus Municipal Airport; 6,780' paved and lighted runway; 2.5 miles (10 minutes)
Nearest Commercial..... Lincoln Airport; 75 miles (75 minutes)
Air Service Omaha Eppley Airfield; 85 miles (95 minutes)

Other

Owner..... VS & VB
Sale Price/Lease..... \$20,000 per acre if purchasing all 20.36 acres; long-term lease available
2015 Tax Rate \$1.65448 per \$100 of actual value; County \$0.218398, City \$1.254391, School \$0.112228, Other \$0.069463

Contacts

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Nebraska Public Power District
Always there when you need us

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