

Available Building

Kearney, Nebraska

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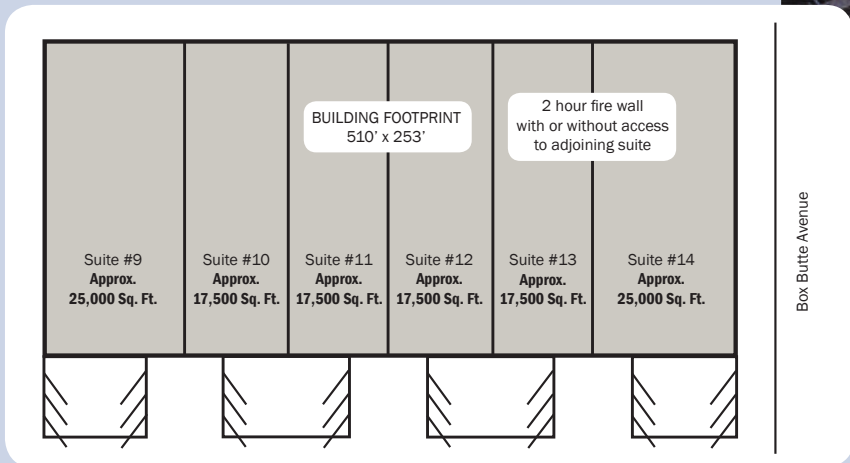
**17,750 Sq. Ft. to 120,000 Sq. Ft.
per building; 3 buildings in total**

Population <small>2010 U.S. Census</small>	Kearney 30,803	<small>2014 U.S. Census</small>	32,469
	Buffalo County 46,102		48,224
	Labor Market* 196,445		201,264

*Buffalo 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.

Kearney, Nebraska

Building Description

Location	4015 Antelope Avenue
Description/Features.....	17,500 sq. ft up to 120,000 sq. ft. per building; 3 buildings in total for 360,000 sq. ft.; steel building built in 2004 with 16' to 24' slope ceilings and 6" concrete floors, configurable space with options for multiple dock door access points; space availability varies depending on timing of interest
Land.....	Outside 100-year floodplain, 0% wetland
Zoning	M-1 Limited Industrial
Present Use	Distribution/Warehouse
Protective Services.....	Fire insurance rating (ISO) – City of Kearney – 2; Kearney is made up of a staff and volunteer fire department consisting of approximately 70 members. Nearest fire station is located 2.5 miles from the site.

Utilities

Electricity.....	Nebraska Public Power District; 300 kVa 120/208 volt pad mount transformer on-site, 12.47/7.2 kV distribution voltage, 34.5 kV transmission voltage within 1,000 feet from site, dual feed available from two substations
Natural Gas	NorthWestern Energy, 6" main, 150 lbs. pressure, 1,013 Btu per cu. ft.
Water.....	City of Kearney; 16" main, 54 lbs. static pressure, 49 lbs. residual pressure; 1,175 gal. per minute flow, chlorinated and fluoridated supply 28 million gallons per day capacity
Sanitary Sewer.....	City of Kearney; 24" main in Antelope Avenue, no lift required, secondary treatment plant with trickling filters, chlorination, and dechlorination has a rated capacity of 4.8 mgd with a 3.18 mgd average daily flow
Telecommunications.....	Frontier Communications; digital central office on fiber ring in Kearney; ADSL, DSL, ISDN available; dual feed from two separate switching offices available; POP in Kearney

Transportation

Highways.....	Direct Access from Interstate 80, Exit 275 from Cherry Avenue, direct access from U.S. Highway 30 (4-lane) serves building
Railroads	Union Pacific Railroad; main line serves Kearney
Air Service	Kearney Regional Airport; Great Lakes Airlines with multiple direct 1-HR inbound and 1-HR outbound flights to Denver International Airport (DIA)
Nearest Commercial	Kearney Regional Airport; 2.5 miles (5 minutes)
Air Service	Central Nebraska Regional Airport; 56 miles (58 minutes) Lincoln Airport; 131 miles (121 minutes)

Other

Owner.....	BG Ventures, LLC
Lease Price	\$4.00–\$6.00 per square foot; contingent on lease terms; improvements negotiable
2015 Tax Rate	\$1.724139 per \$100 of actual value

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