

Available Industrial Building

Stromsburg, Nebraska

www.stromsburgnebraska.com



18,135 Sq. Ft.

Population

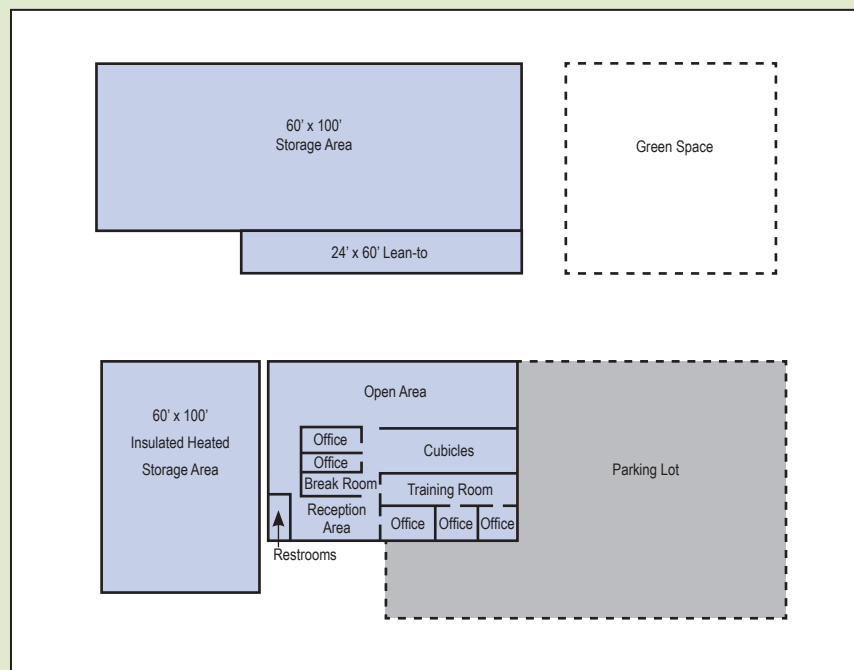
2014
U.S. Census

Stromsburg	1,152
Polk County	5,271
Labor Market*	94,154

*Polk 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.

Stromsburg, Nebraska

Building Description

Location 1110 East 9 Street
Description/Features..... 18,135 sq. ft. steel framed built in 1986 with addition in 2004; manufacturing area 6,270 sq. ft.; office area 4,240 sq. ft.; warehouse 7,625 sq. ft.; side wall height 14'; peak height 16'; column spacing 20'; 5 – 6" concrete floors; tin roof; overhead doors (2) 14' x 14', (1) 24' x 16', (1) 14' x 16'; new wiring; forced air heating; sprinkler system
Land..... 1.73 acres, 12,200 sq. ft. white rock, approximately 40 plus parking spaces
Zoning Industrial / Commercial
Present Use Seed Research Center
Protective Services..... Fire insurance classification is 6, one mile to fire department with 23 volunteer firefighters; 24-hour police patrol provided; 6 miles to police station

Utilities

Electricity City of Stromsburg; transmission voltage 34.5 kV; distribution voltage 4.16 kV three phase; secondary voltage 240 volt three phase; distribution voltage dual feed available from two substations
Natural Gas City of Stromsburg; 2" gas main to building; 15 lbs. pressure
Water City of Stromsburg; 1-1/4" main; 8' from building; 50 lbs. static pressure
Sanitary Sewer City of Stromsburg; lagoon style treatment plant; storm drainage system
Telecommunications..... Windstream; digital central office located in York, 18 miles from building

Transportation

Highways..... Two-laned U.S. Highway 81 serves Stromsburg; U.S. Highway 92 is 4 miles north; Interstate 80 is 22 miles south; bus services is available in Lincoln
Railroads Nebraska Central Railroad branch serves Stromsburg; three blocks from building
Air Service York Municipal Airport; 17 miles from building; one 5,898' paved and lighted runway
Nearest Commercial Central Nebraska Regional Airport, Grand Island, Nebraska; 50 miles (56 minutes)
Air Service south

Other

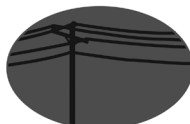
Owner A & T Storage, LLC
Lease/Sale Price..... \$6.00 per sq. ft. office space; \$2.00 per sq. ft. warehouse/storage area
\$425,000 (Negotiable)
2015 Tax Rate \$1.407735 per \$100 of actual value; County \$0.134637, City \$0.395459, School \$0.719331, Other \$0.158308

Contacts

Troy Lindsley
A & T Storage, LLC
12589 O Road
Stromsburg, NE 68666
(402) 366-4816
Email: tlindsley@cornerstoneconnect.com

Phil Burke
Manager
Polk County RPPD
115 West 3rd Street
Stromsburg, NE 68666
(402) 476-4381
Email: pburke@pcrppd.com
www.pcrppd.com

Mary M. Plettner, CEcD
Economic Development Manager
Nebraska Public Power District
PO Box 499
Columbus, NE 68602-0499
(800) 282-6773
(402) 563-5534
Email: mmplett@nppd.com
econdev.nppd.com



Polk County RPPD

