

Available Building

Kearney, Nebraska

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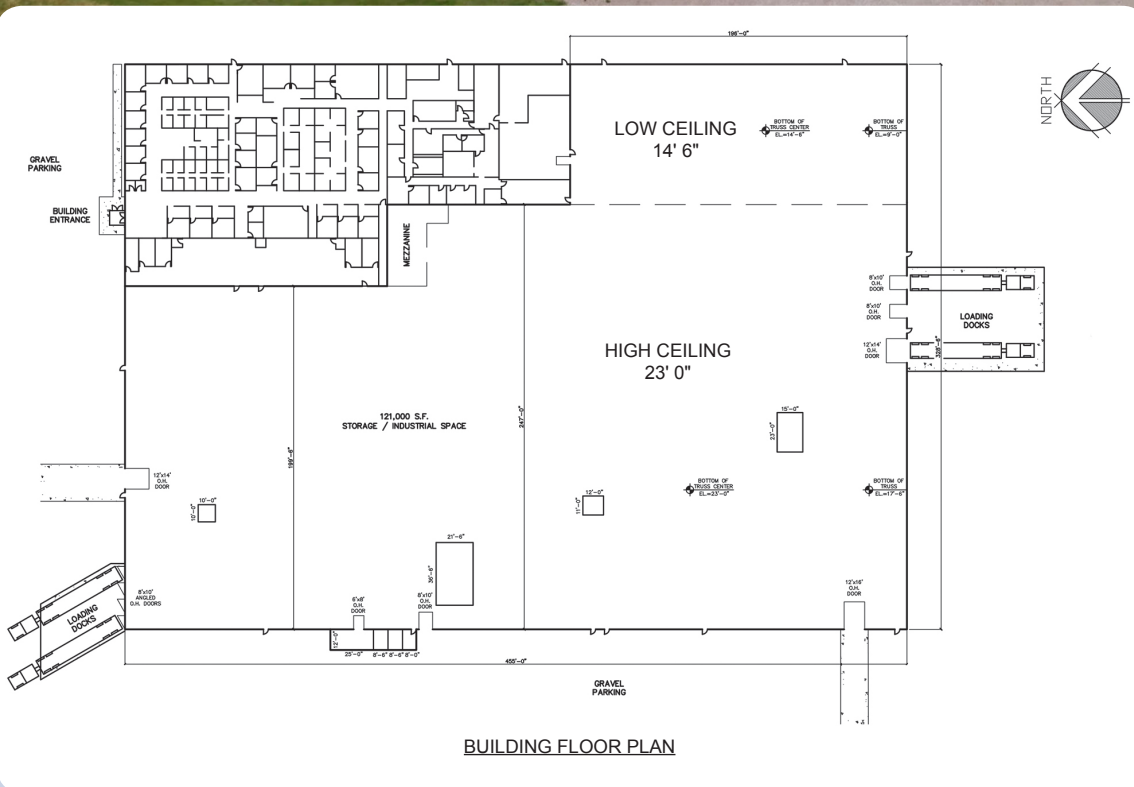
150,000 Sq. Ft.

Population 2010 U.S. Census	▶	Kearney	30,803	▶	2014 U.S. Census	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	4970 Airport Road
Description/Features.....	150,000 sq. ft. building
Land.....	Outside 100-year floodplain, 0% wetland
Zoning	M-1 Limited Industrial
Previous Use	Distribution/Warehouse/Manufacturing (Vacant)
Protective Services.....	Fire insurance rating (ISO) – City of Kearney – 2; Kearney's fire department is made up of a staff of professionals and volunteers consisting of approximately 70 members; nearest fire station is located across the street

Utilities

Electricity.....	Nebraska Public Power District; 1,000 kVa 277/480 volt pad mount transformer on-site, 12.47/7.2 kV distribution voltage, dual feed available from two substations
Natural Gas	NorthWestern Energy; 4" plastic main operating at 45 psi with natural gas at 1,000 Btu per cubic feet; no redundancy, single fed system
Water.....	City of Kearney; 10" main, on west side of building; static pressure 66 psi, residual pressure 58 psi; pitot at 48 psi and 1,163 gpm flow; 12" main in Airport Road; 1,175 gpm flow, chlorinated and fluoridated supply 28 million gallons per day capacity
Sanitary Sewer.....	City of Kearney; 15" main on west side of the building, 12" sewer on the east side of the building; 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, Charter Spectrum, Windstream, Century Link, Nebraska Link; 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; 900 feet
Air Service	Central Nebraska Regional Airport; 56 miles (58 minutes) Lincoln Airport; 131 miles (121 minutes)

Other

Owner	City of Kearney
Sale Price	\$3 million
2015 Tax Rate	\$1.724139 per \$100 of actual value

Contacts

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