

Available Industrial Building

Gothenburg, Nebraska

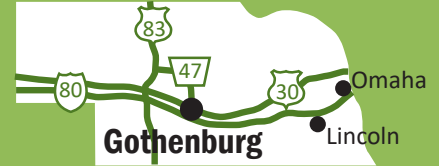
[www.growgothenburg.com/
project-enterprise](http://www.growgothenburg.com/project-enterprise)



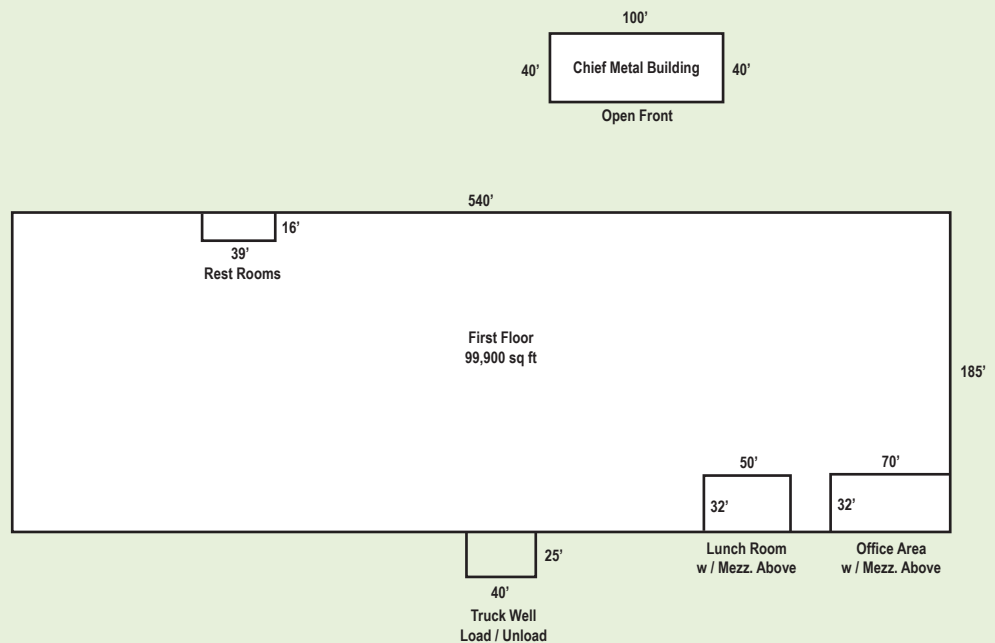
99,900 Sq. Ft.

Population 2017 U.S. Census	Gothenburg	3,472
	Dawson County	23,709
	Labor Market*	133,337

*Dawson County and contiguous counties



Floor Plan



Gothenburg, Nebraska

Building Description

Location	300 West 1st Street
Description/Features	99,900 sq. ft. building; built in 1991, expanded in 1992; building dimensions 185'x540'; office area 70'x30'; breakroom 50'x30'; 19' sidewalls and 26'6" to peak; ceiling height 26'; ceiling eaves 19'; 23 rooftop air conditioner units; 3 loading docks; two (6' and 14') overhead doors; fully sprinkler protected; main panel, strobes, and audibles were updated in 2008
Land.....	10+/- acres
Zoning.....	Industrial
Previous Use	Manufacturing
Protective Services.....	Fire insurance classification is 4; 44-member volunteer fire department; 24-hour police patrol provided

Utilities

Electricity	City of Gothenburg; distribution system includes 4 substations totaling 13,750 KVA; 34,500 volt primary lines and 4,160 volt secondary lines connect 1 mile south of Gothenburg; main building two 2,000 amp switches; two 480 volt 1,200 amp busways; 480 volt outbuilding one 60 amp 240/120 volt;
Natural Gas	Black Hills Energy; 3" line at 12 PSI
Water	City of Gothenburg; 6" line; pressure of 65 PSI; main comes in at fire risers
Sanitary Sewer	City of Gothenburg; plant is designed to handle an annual average flow of 0.504 mgd per day
Telecommunications	Century Link, Charter Spectrum, and Pinpoint (fiber); up to 1 gig symmetrical service

Transportation

Highways	U.S. Highway 30 and State Highway 47; Interstate 80 is 1 mile
Air Service	Gothenburg Airport is 1 mile
Nearest Commercial.....	North Platte, United/Sky West (37 miles)
Air Service	

Other

Owner	Gothenburg Improvement Company
Sale Price	\$2,500,000
2018 Tax Rate	\$1.910116 per \$100 of actual value (parcels inside city limits)

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Nebraska Public Power District
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