

Available Industrial Site

Columbus, Nebraska

www.columbusne.us

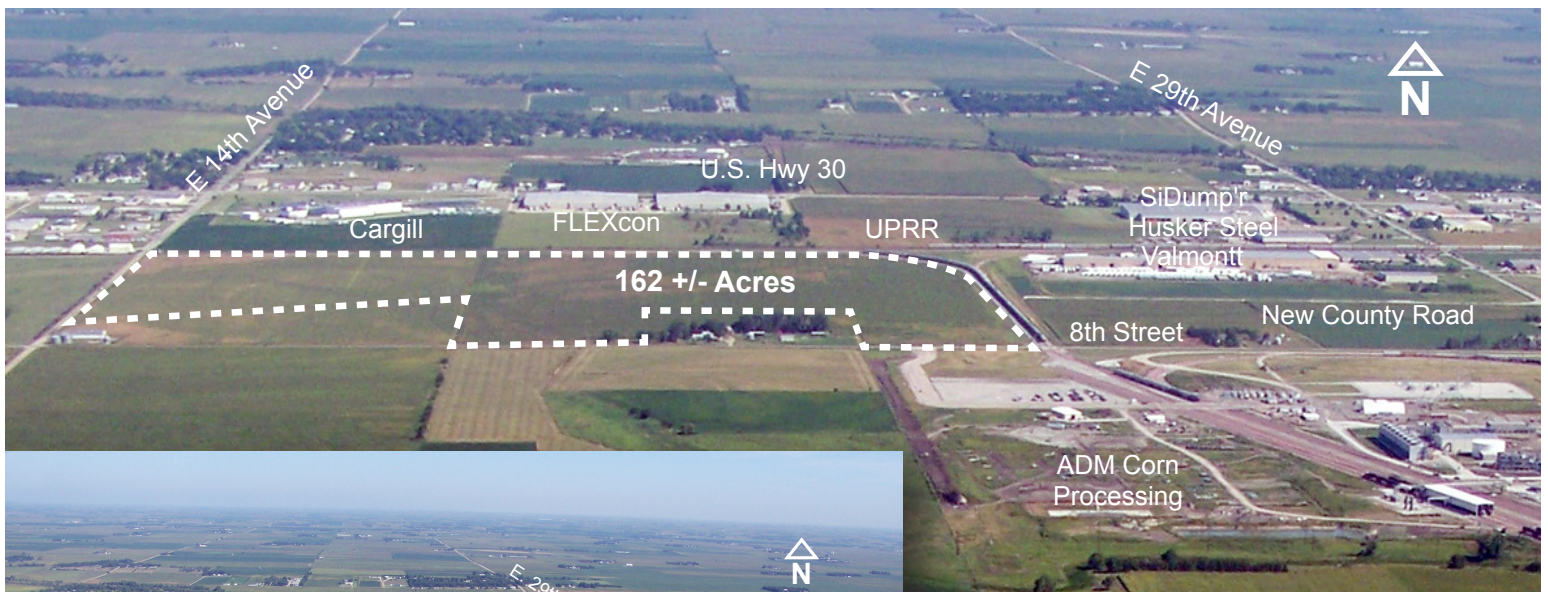
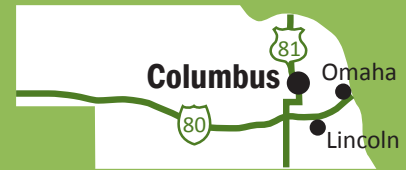
162+/- Acres

Population

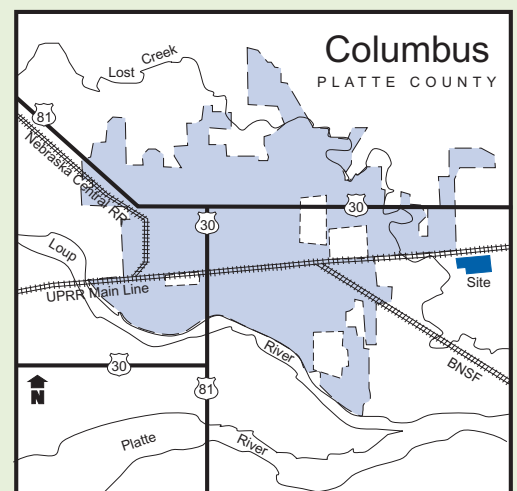
2017
U.S. Census

Columbus	23,128
Platte County	33,175
Labor Market*	115,114

*Platte County and contiguous counties



BOUNDARIES



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 North of 8th Street, between East 14th Avenue and East 29th Avenue
Size..... 162 +/- acres
Characteristics Level, 0–2% slope, Janude fine sandy loam, Gibbon-Gayville silt loams, Grigston silt loam with wet substratum, and Lawet silt loam
Zoning M-H, Manufacturing Heavy
Present Use Agriculture
Protective Services..... Fire insurance classification is 3Y, 2 miles to fire department with 16 full-time and 55 volunteer firefighters; 24-hour patrol by Platte County Sheriff's Department

Utilities

Electricity Loup Power District; 12.5 kV and 34.5 kV; multiple feeds from District substations
Natural Gas Black Hills Energy; 6" main, 80 lbs. pressure, 1,000 BTU per cu. ft.
Water..... City of Columbus; 12" main, 58 lbs. static pressure, 55 lbs. residual pressure, 1,440 gal. flow per minute, treatment plant with rated capacity of 18 mgd; plans for 18" water line to provide loop of water system
Sanitary Sewer..... City of Columbus; 15" main, adjacent site; activated sludge treatment plant with rated capacity of 4.5 mgd
Telecommunications..... Frontier Communications; digital central office served by fiber, 1 mile; DSL, ADSL, and ISDN video conferencing and data are available

Transportation

Highways..... Site is within 1 mile of U.S. Highway 30, with designated four-lane segments complete from Columbus to the Colfax/Dodge County line, the Nebraska Dept. of Roads is continuing improvements from said county line to connect with the U.S. Highway 77 interchange just north of Fremont, completing the four-lane expressway from Columbus to Omaha and Interstate 29; U.S. Highway 81 (3 miles from site) is a designated expressway completed north to Norfolk; Interstate 80 is 54 miles south; Interstate 29 is 85 miles east; bus service is available in city
Railroads..... Union Pacific Railroad borders site, spur track possible; city also served by Nebraska Central Railroad and BNSF Railway Company
Air Service Columbus Municipal Airport; 6,780' paved and lighted runway
Nearest Commercial..... Lincoln Airport, 75 miles (75 minutes)
Air Service Omaha Eppley Airfield, 85 miles (95 minutes)

Other

Owner Loup Power District
Sale Price \$12,000 per acre
2018 Tax Rate \$1.03474 per \$100 of actual value

Contacts

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Nebraska Public Power District
Always there when you need us

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