

Available Industrial Building

Columbus, Nebraska

www.ci.columbus.ne.us

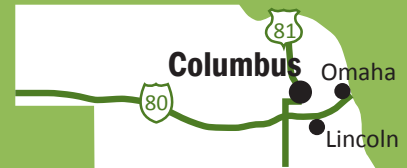


81,380 Sq. Ft.

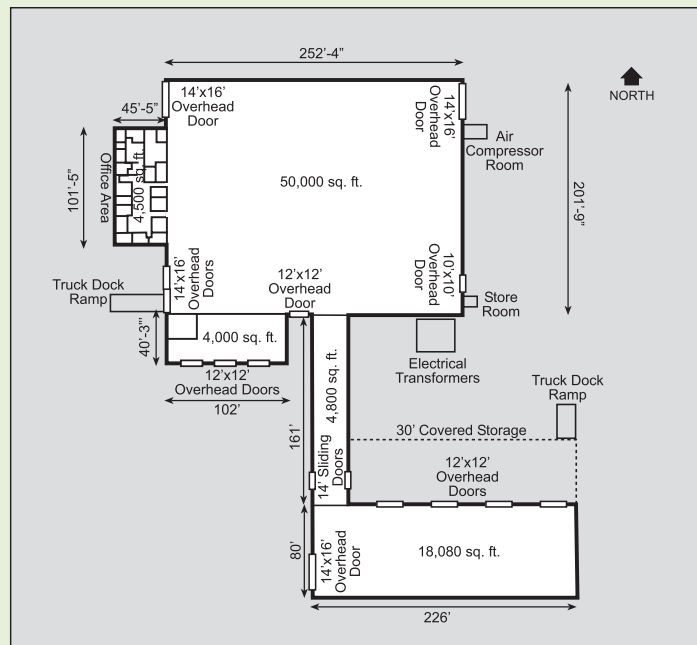
Population
2017
U.S. Census

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

*Platte 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.

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Columbus, Nebraska

Building Description

Location.....	2271 E 29th Avenue in East Industrial Park;
Description/Features	81,380 sq. ft. building built in 1970s; can be divided into three areas; 1) 50,000 sq. ft. with two attached building (4,500 & 4,000 sq. ft.); five-ton crane, heated with natural gas spot type and tube-type radiant heaters, six overhead doors (four 14'x16', one 10'x10' , and one 12'x12') and 480-volt, 2500 amp, 3-phase electrical service, 480-volt overhead buss duct with individual disconnects and lower voltages 120/208, peaked roof with 22' eave. The 4,500 sq. ft. office building is heated and cooled by two electric roof-mounted units, single sloped roof. The 4,000 sq. ft. building with single sloped roof and 19' eave height is heated by two natural gas spot type radiant heaters with the office portion by overhead electric heater; three 12'x12' overhead doors; 2) 4,800 sq. ft. building has a peaked roof with 14" eave height and is heated by tube-type radiant heaters; 3) 18,080 sq. ft. building with an office and break room has a peaked roof with 15' eave height, four 12'x12' and one 14'x16' overhead doors, heated by two natural gas-fueled forced air overhead heaters
Land.....	9.5 acres of land with 10,000 sq. ft. gravel parking outside the 100-year floodplain with no wetlands; Grigston soil
Zoning.....	M-H, Manufacturing Heavy
Previous/Present Use.....	Manufacturing & Assembly
Protective Services.....	Fire insurance classification is 3, 2 miles to a fire departmne staffed by 16 full-time fire fighters and 51 volunteer members; 24-hour sheriff's patrol

Utilities

Electricity	Cornhusker Public Power District: 277/480 voltage to building, sub-trans 34.5 kV, distribution sub is fed directly from sub trans system; building is fed from dedicated substation
Natural Gas	Black Hills Energy; 4" steel gas main; 70 lbs. pressure
Water	City of Columbus; 12" main, 60 lbs. static pressure, 55 lbs. residual pressure; 1,440 gal. flow per minute: treatment plant has a rated capacity of 18 mgd
Sanitary Sewer	City of Columbus; 15" main, adjacent easement; activated sludge treatment plant with average daily flow of 5.15 mgd and maximum daily flow of 7.7 mgd
Telecommunications.....	Frontier Communications; nearest digital central office is within one mile; DSL, ADSL, and ISDN video conferencing and data are available

Transportation

Highways	Building is located along U.S. Highway 30 and 4 miles from U.S. Highway 81, both highways being designated as four-lane expressways with segments complete on U.S Highway 81 from 7 miles south of Columbus, to north of Norfolk; and U.S. Highway 30 from Columbus to the Colfax/Dodge County line, the NDOR is continuing improvements between Rogers and Fremont in Dodge County, from this point to the east, the highway is being rerouted and will by-pass North Bend and Ames, connecting with the U.S. Highway 77 interchange (north of Fremont), completing the four-lane expressway from Columbus to Omaha and Interstate 29 and Interstate 80 (50 miles south); bus service is available in Columbus
Railroads	Union Pacific Railroad main line is 1/8th mile from building, BNSF Railway Co. and Nebraska Central Railroad also serve Columbus
Air Service	Columbus Municipal Airport; 6,780' lighted and hard=surfaced runway Airport Name; miles to airport, minutes to airport
Nearest Commercial.....	Lincoln Airport, 75 miles (75 minutes)
Air Service	Omaha Eppley Airfield, 85 miles (95 minutes)

Other

Owner	P & B, LLC
Sale Price	\$1,464,840, lease option available
2018 Tax Rate	\$1.034584 per \$100 of actual valuation

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