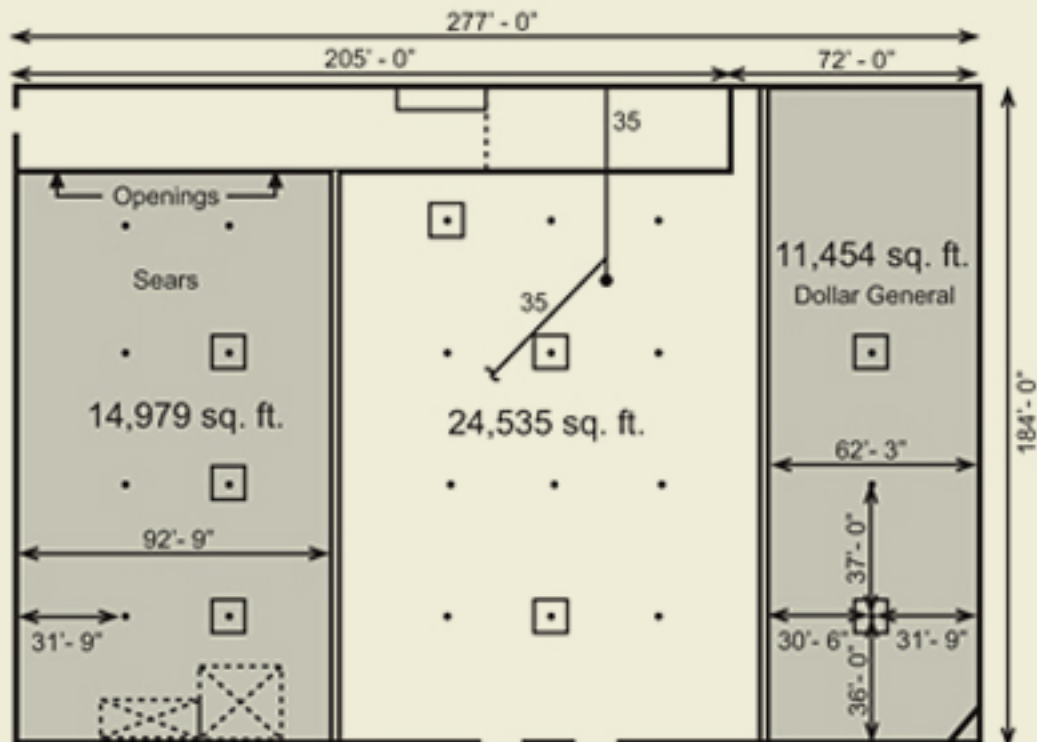



# 24,535 sq. ft. available in a 50,968 sq. ft. building McCook, Nebraska



## FLOOR PLAN



## General Information

<b>Description</b>	24,535 sq. ft. avail. in a 50,968 sq. ft. building
<b>City</b>	McCook
	
<b>Address</b>	Westview Plaza, U.S. Highways 83 and 6/34
<b>Local Contact</b>	Rex Nelson Executive Director McCook Economic Development Corporation P.O. Box 626 McCook, NE 69001 Ph: 800-658-4213 Ph: 308-345-1200 Fax: 308-345-2152 rex@mccookne.org www.mccookne.org

## Building Description

<b>Square Footage</b>	24535
<b>Construction Type</b>	Concrete block
<b>Year Built</b>	1985
<b>Ceiling Height (feet)</b>	14
<b>Column Spacing</b>	30.5' x 37'
<b>Concrete Floor</b>	4"
<b>Roofing</b>	Built-up multi-ply
<b>Description</b>	24,544 sq. ft. available in a 50,968 sq. ft. building.
<b>Loading Docks</b>	Yes
<b>Crane</b>	No
<b>HVAC</b>	Electric heat, RTU air conditioning
<b>Other Features</b>	Wet sprinkler system, 5 rest rooms
<b>Previous Use</b>	Discount store

## Land Information

<b>Total Land Size</b>	7.9 acres
<b>Park Size</b>	354 parking spaces
<b>Zoned</b>	Yes
<b>Zone Class</b>	Commercial

## Emergency Services

<b>Fire Class</b>	6
<b>Fire Station Distance</b>	.75 mi.
<b>Fire Dept Type</b>	Both Full Time & Volunteer
<b>24-Hour Police</b>	Yes

## Electric

<b>Electric Provider</b>	Nebraska Public Power District
--------------------------	--------------------------------

<b>Service Voltage</b>	277/480 volt
<b>Three Phase</b>	Yes
<b>Transmission Voltage</b>	69 kVA
<b>Distribution Voltage</b>	7,200
<b>Dual Feed One Sub</b>	Yes
<b>Dual Feed Two Sub</b>	Yes

### Gas

<b>Gas Provider</b>	SourceGas
<b>Gas To Building</b>	Yes
<b>Main Size (inches)</b>	4"
<b>Gas Pressure (lbs per inch – PSI)</b>	20
<b>Heat Value (btu per cubic foot)</b>	1,000

### Water

<b>Water Provider</b>	City of McCook
<b>Main Size</b>	12"
<b>Static Pressure (lbs)</b>	70–80
<b>Gallons Flow Per Minute</b>	5,500

The water system has a maximum capacity of 6.8 mgd.

### Sewer

<b>Sewer Provider</b>	City of McCook
<b>Main Size (inches)</b>	12" & 18"
<b>Treatment Type</b>	Rotating biological contactors
<b>Rated Capacity (Million Gallons per Day)</b>	1.8
<b>Storm System</b>	Yes

### Communications

<b>Local Carrier</b>	Pinpoint and Qwest
<b>Central Office</b>	McCook
<b>Distance from Building (miles)</b>	.86
<b>DSL</b>	Yes
<b>ISDN</b>	Yes
<b>COFiber</b>	Yes
<b>Dual Service</b>	Yes

Pinpoint Communications; digital central office on a fiber ring located in McCook; COFiber, SONET, Gig-E

24,535 sq. ft. avail. in a 50,968 sq. ft. building, McCook, Nebraska

capability, Softswitch and PRI are also available, dual service provided by two central offices.

### Highway Transportation

<b>Nearest Highway</b>	U.S. Highways 83, 6, and 34 serve building
<b>Number of Lanes</b>	2-Lane
<b>Hwy Access to Property</b>	Yes
<b>Nearest 4-Lane Distance</b>	70
<b>Interstate Distance</b>	70
<b>Interstate Minutes</b>	75

I-80 is 70 miles north and I-80 is 90 miles south.

### Rail Transportation

<b>Rail Name</b>	BNSF Railway Company
<b>Rail To Building</b>	No
<b>Spur Available</b>	No
<b>Drive Time</b>	5 minutes

### Air Transportation

<b>Nearest Airport</b>	McCook Municipal Airport
<b>Runway Length</b>	6,000'
<b>Lighted</b>	Yes
<b>Hard Surfaced</b>	Yes
<b>Nearest Commercial Air</b>	McCook Municipal Airport
<b>Near Commercial Airports</b>	1
<b>Nearest Commercial Air Distance</b>	3 miles
<b>Nearest Commercial Air Drivetime</b>	5 minutes

McCook Municipal Airport has two lighted and paved runways, 6,000 and 4,000 ft. Great Lakes Airlines provides commercial flight service.

### Barge Transportation

<b>Barge Facilities</b>	No
-------------------------	----

### Miscellaneous

<b>Owner</b>	Wal-Mart
<b>Lease Terms</b>	\$3.25/sq. ft.
<b>Tax Year</b>	2010
<b>Per \$100 of Actual</b>	2.015385

24,535 sq. ft. avail. in a 50,968 sq. ft. building, McCook, Nebraska