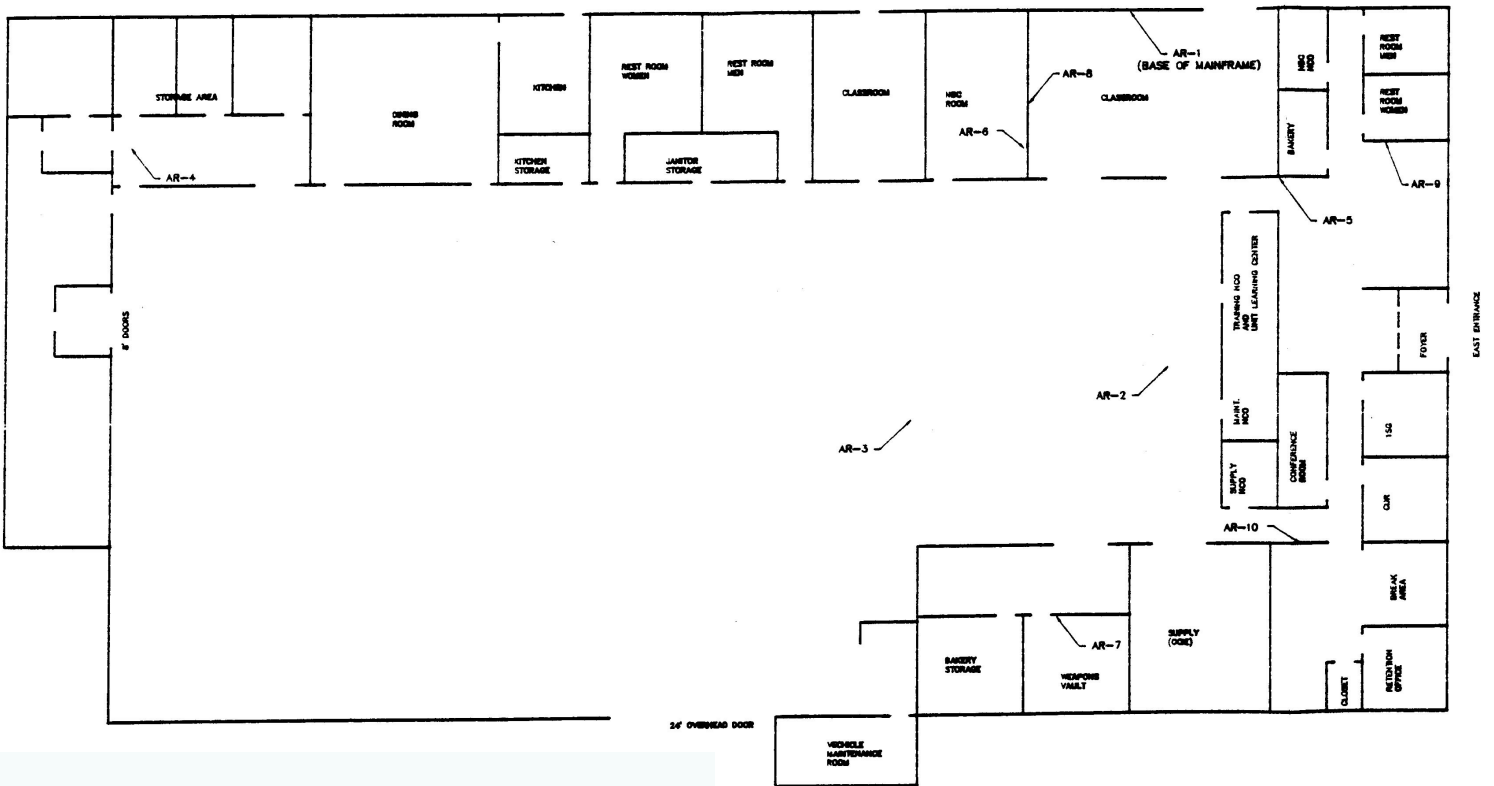


24,669 sq. ft. Industrial Building McCook, Nebraska



General Information

Description	24,669 Sq. Ft. Industrial Building
City	McCook
Address	400 Airport Road
Industrial Park	Yes
Local Contact	Rex Nelson Executive Director McCook Economic Development PO Box 626 McCook , NE 69001 Ph: 308-345-1200 Ph: 308-350-0065 Fax: 308-345-2152 rex@mccookne.org www.mccookne.org
Building Contact	Mary Kircher Housing Director McCook Economic Development PO Box 626 McCook, NE 69001 Ph: 308-345-1200 Ph: 308-340-5316 Fax: 308-345-2152 mary@mccookne.org www.mccookne.org

Building Description

Square Footage	24669
Construction Type	Steel free span construction
Year Built	1959
Ceiling Height (feet)	16
Roofing	sloped steel, latex
Loading Docks	Yes
Overhead Door	1-12' w x 12' h, 2 - 8' w x 12' h
Crane	No
HVAC	Natural Gas heat, offices air conditioned
Wiring	very heavy three phase service
Other Features	The building has a sprinkler system.
Previous Use	warehousing, manufacturing

Land Information

Total Land Size	4.37 acres
Soil Type	silt loam
Park Size	25 paved parking spaces; 1.5 acres of asphalt
Park Surface	Paved & asphalt
Adjacent Available	Yes

100–Year Floodplain	No
Wetland	none
Land Comments	The building has approximately 25 paved parking spaces in front and approximately 1.5 acres of asphalt parking and truck access in the back of the property.
Zoned	Yes
Zone Class	Industrial Light
Specialized Local Zone	No

Electric

Electric Provider	Nebraska Public Power District
Single Phase	Yes
Three Phase	Yes

Gas

Gas Provider	SourceGas
Gas To Building	Yes

Water

Water Provider	City of McCook
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Sewer

Sewer Provider	City of McCook
Lift Required	No
Storm System	No

Communications

Local Carrier	Qwest
Central Office	McCook
ADSL	Yes
DSL	Yes
ISDN	Yes
COFiber	Yes
Dual Service	No

Highway Transportation

Nearest Highway	US Highway 6 & 34
Number of Lanes	2–Lane
Hwy Access to Property	No
Nearest 4–Lane Distance	69
Interstate Distance	69

Interstate Minutes 75

Rail Transportation

Rail To Building No
Drive Time 5 minutes

Air Transportation

Lighted Yes
Hard Surfaced Yes
Nearest Commercial Air Great Lakes Airlines
Near Commercial Airports 1
Nearest Commercial Air Distance .5
Nearest Commercial Air Drivetime 5 minutes

Miscellaneous

Owner McCook Economic Development Corp.
Price \$435,000
Tax Year 2010