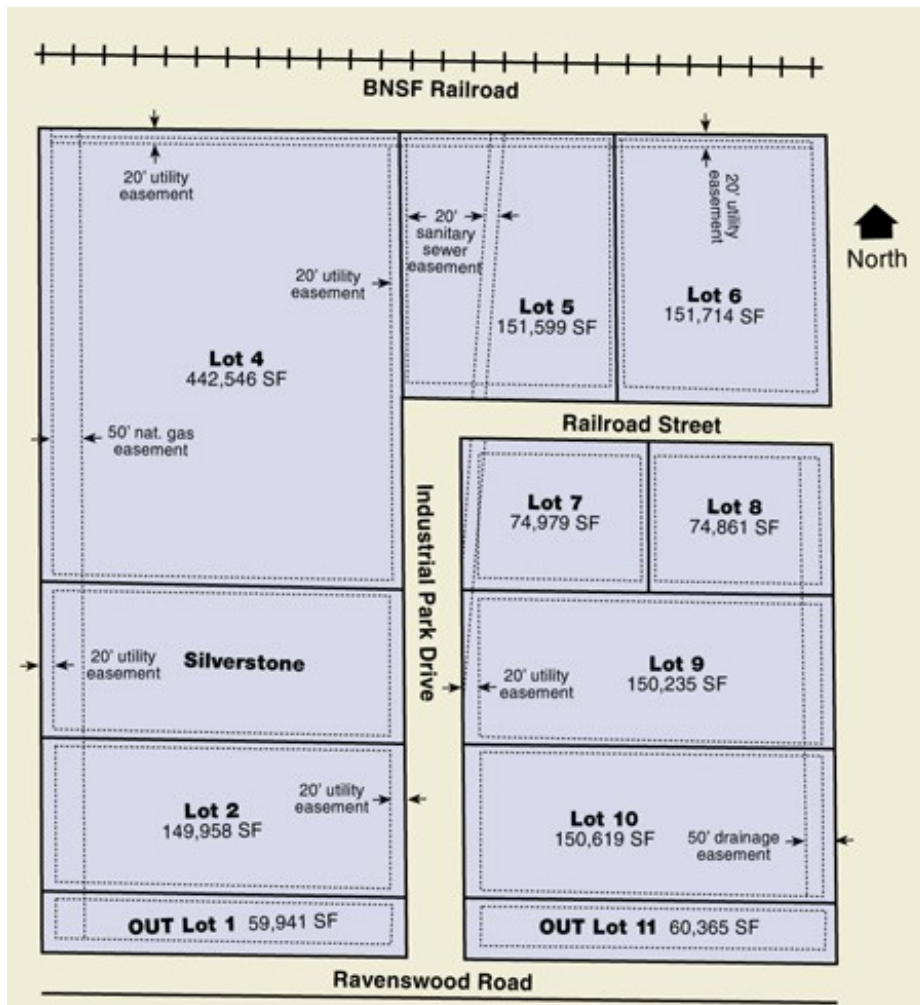


30.91 Acre Industrial Site McCook, Nebraska



General Information

Site Descriptive Name	30.91 Acre Industrial Site
City	McCook
	
Site Address	McCook Business Park in south city limits
Site Industrial Park	Yes
Local Contact	Rex Nelson Executive Director McCook Economic Development Corporation PO Box 626 McCook, NE 69001 Ph: (308) 345-1200 Ph: (800) 658-4213 Fax: (308) 345-2152 rex@mccookne.org www.mccookne.org

Site Description

Acreage	30.9 acres
Topography	Level
Comments	The fire insurance classification is 6. It is 1.5 miles to the McCook Fire Department with 6 full-time and 20 volunteer firefighters. 24-hour police patrol provided by 16 full-time police officers.
Zoned	Yes
Zone Class	Industrial
Previous Use	Agricultural

Emergency Services

Fire Class	6
Fire Station Distance	1.5 miles
Fire Dept Type	Both Full Time & Volunteer
24-Hour Police	Yes
Police Station Distance	1.5 miles

Electric

Electric Provider	Nebraska Public Power District
Service Voltage	7,200 service
Transmission Voltage	69 kV transmission
Distribution Voltage	7.2 kV distribution
Secondary Voltage	277/480 secondary
Dual Feed One Sub	Yes

Service voltage and transformation will be provided based on customer needs.

Gas

Gas Provider	SourceGas
Main Size	4"
Gas Pressure	700 lbs
Heat Value	1,000 Btu

Water

Water Provider	City of McCook
Main Size	4"
Static	70–80 lbs
Flow Per Minute	5,500 gal.

The water system has a maximum capacity of 6.8 mgd.

Sewer

Sewer Provider	City of McCook
Main Size	12 & 18"
Distance From	on site
Lift Required	No
Treatment Type	Rotating biological contactors treatment
Peak Demand	1.75
Storm System	Yes

Communications

Local Carrier	Pinpoint and Qwest
Central Office	McCook
Distance	1
DSL	Yes
ISDN	Yes
COFiber	Yes
Dual Service	Yes

Pinpoint Communications; digital central office on a fiber ring located in McCook; COFiber, SONET, Gig-E capability, Softswitch and PRI are also available, dual service provided by two central offices.

Highway Transportation

Nearest Highway	US Highway 83
Number of Lanes	2-Lane
Nearest 4-Lane Distance	70 miles north
Interstate Distance	70 miles
Interstate Minutes	70

US Highway 83 is adjacent to site. City also served by US Highways 6 and 34. Interstate 80 is 70 miles north and Interstate 70 is 90 miles south.

Rail Transportation

Rail Name	BNSF Railway Company
Spur Available	No
Distance	adjacent to site
Drive Time	1 minutes

Rail spur may be available.

Air Transportation

Nearest Airport	McCook Municipal Airport
Runway Length	6,000'
Lighted	Yes
Hard Surfaced	Yes
Nearest Commercial Air	McCook Municipal Airport
Near Commercial Airports	1
Nearest Commercial Air Distance	2.2 miles northeast of site
Nearest Commercial Air Drivetime	5 minutes

Commercial air service is provided by Great Lakes Airlines.

Barge Transportation

Barge Facilities	No
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Miscellaneous

Site Owner	McCook Economic Development Corporation
Price	\$12,000 per acre
Tax Year	2010
Per \$100 of Actual Value	2.015385
County Tax	.390000
City Tax	0.319044
School Tax	1.305128
Other Tax	.001213