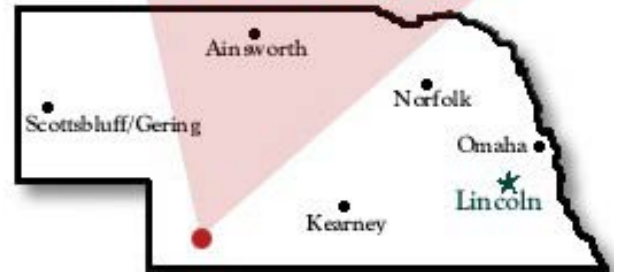


McCook Economic Development Corporation

McCook



Keystone Business Center

Available Sq. Ft.: 5,600

Address:

402 Norris Ave
McCook, NE 69001 (Red Willow County)

Property and Area Description:

New Class A Office and Multi-Use Renovation. Entire 4th floor designed for software development with SCIF area. Also well suited to call center.



Building Details:

Total Sq. Ft.: 20,000	Building Type: Flex Tech
Number of Stories: 6	Year Built: 1924
Ceiling Peak (ft.): 0.0	Ceiling Eaves (ft.): 8.5
Expandable: Yes	Can Subdivide: Yes
Construction Type: Masonry	Zoning: Business District
Site Size (Acres): 0	Within City Limits: Unknown
Former use: Hotel	

Contact:

Rex Nelson
McCook Economic Development
402 Norris Ave
McCook, NE 69001
Phone: 308-345-1200
Fax: 308-345-2152
E-mail: rex@mccookne.org
Web site: mccookne.org

Transportation:

Nearest Interstate: I-80	Distance (miles): 70
Nearest 4-Lane Highway: I-70	Distance (miles): 75
Nearest Commercial Airport: McCook Regional Airport	Distance (miles): 1
Rail Served:	No

Offering:

Sale Price: NA
Lease Rate Per (Sq. Per Year): 10.00

Utilities:

Electric Distribution: NPPD
Natural Gas Distribution: Source Gas
Water: City of McCook
Sewer: City of McCook
Local Telecommunications Service: Qwest, Great Plains Communications, Pinpoint Communications, McCook Net