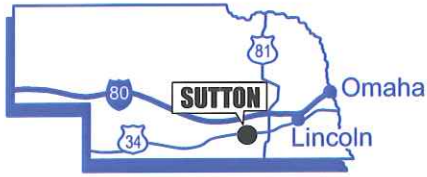


30,000 Sq. Ft. Available Industrial Building

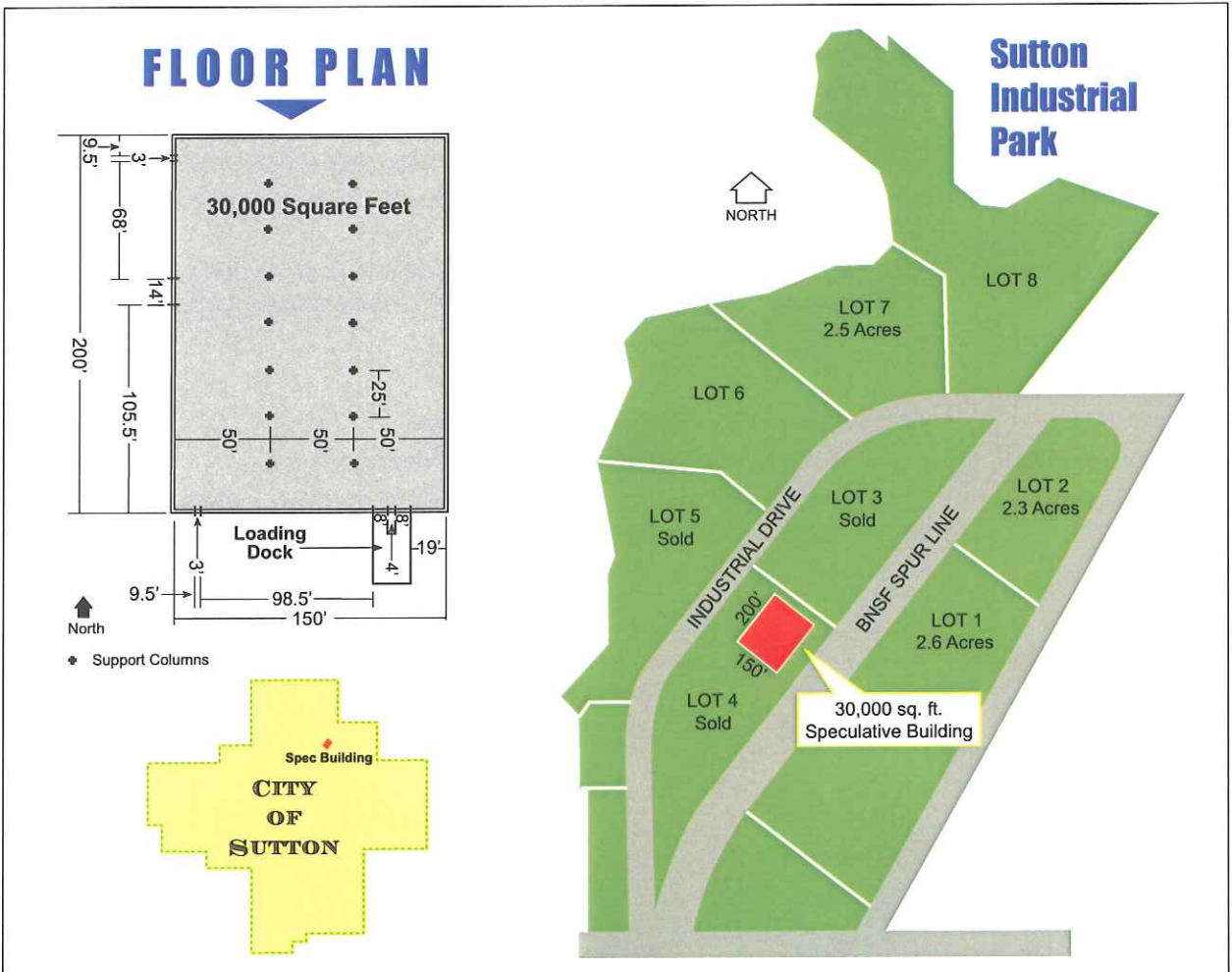
Sutton, Nebraska

www.cityofsutton.org



Population 2000 U.S. Census	Sutton	1,447	2009 Estimated	1,306
	Clay County	7,039		6,205
	Labor Market*	137,525		138,863

*Clay County and contiguous counties



This information was received from sources whom we deem reliable; however, we do not guarantee accuracy. Prospective buyers should carefully verify all information.

SUTTON, NEBRASKA

Building Specifications

Location: 712 N. Industrial Drive in Sutton Industrial Park

Description: 30,000 sq. ft. (expandable) pre-engineered metal fabricated building (150' x 200') built in 2003; 26' sidewalls with standing 2" x 12" pitch seam roof, 32' ceiling height, 25' x 50' column spacing

Features: Industrial shell building with no interior finishes, ceiling and sidewalls insulated, sunken truck dock with two doors and levelers, one 14' x 20' overhead door

Land: 2.75 acres of land in a 13-acre industrial park

Zoning: Industrial

Previous Use: New construction

Protective Services: Fire insurance classification is 5; one mile to 55-member volunteer fire department; 24-hour police protection provided

Utilities

Electricity: City of Sutton; 34,500 transmission voltage, 4,160 distribution voltage

Natural Gas: SourceGas; 2" main, 28 lbs. pressure

Water: City of Sutton; 8" main, 65 lbs. static pressure, 55 lbs. residual pressure, 1,220 gal. flow per minute

Sanitary Sewer: City of Sutton; 10" main, 150' from building; lagoon treatment plant has a rated capacity of 0.3 mgd with a peak demand of 0.11 mgd; storm drainage on site

Telecommunications: Windstream Communications; digital central office on fiber ring is located one mile from building; ADSL and DSL available

Transportation

Highways: Two-lane U.S. Highway 6 and two county roads serve building; four-lane U.S. Highway 81 and Interstate 80 are located within 18 miles; nearest bus service is 24 miles

Railroads: BNSF Railway Company main line serves city; spur line 50' from building

Airport: Fairmont State Airfield; 4,300' lighted and hard-surfaced runway and a 3,600 hard-surfaced runway, 20 miles

Nearest Commercial Air Service: Central Nebraska Regional Airport near Grand Island, 54 miles (55 minutes); Lincoln Airport, 79 miles (80 minutes); and Omaha Eppley Airfield, 131 miles (2 hours, 15 minutes)

Other

Owner: Sutton Community Redevelopment Authority

Sale/Lease Price: \$595,000 or lease at \$0.25 per sq. ft. per month triple net

2009 Tax Rate: \$2.6126 per \$100 of actual value; County \$0.3550, City \$1.0300, School \$1.0650, Other \$0.1626

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