

Available Property

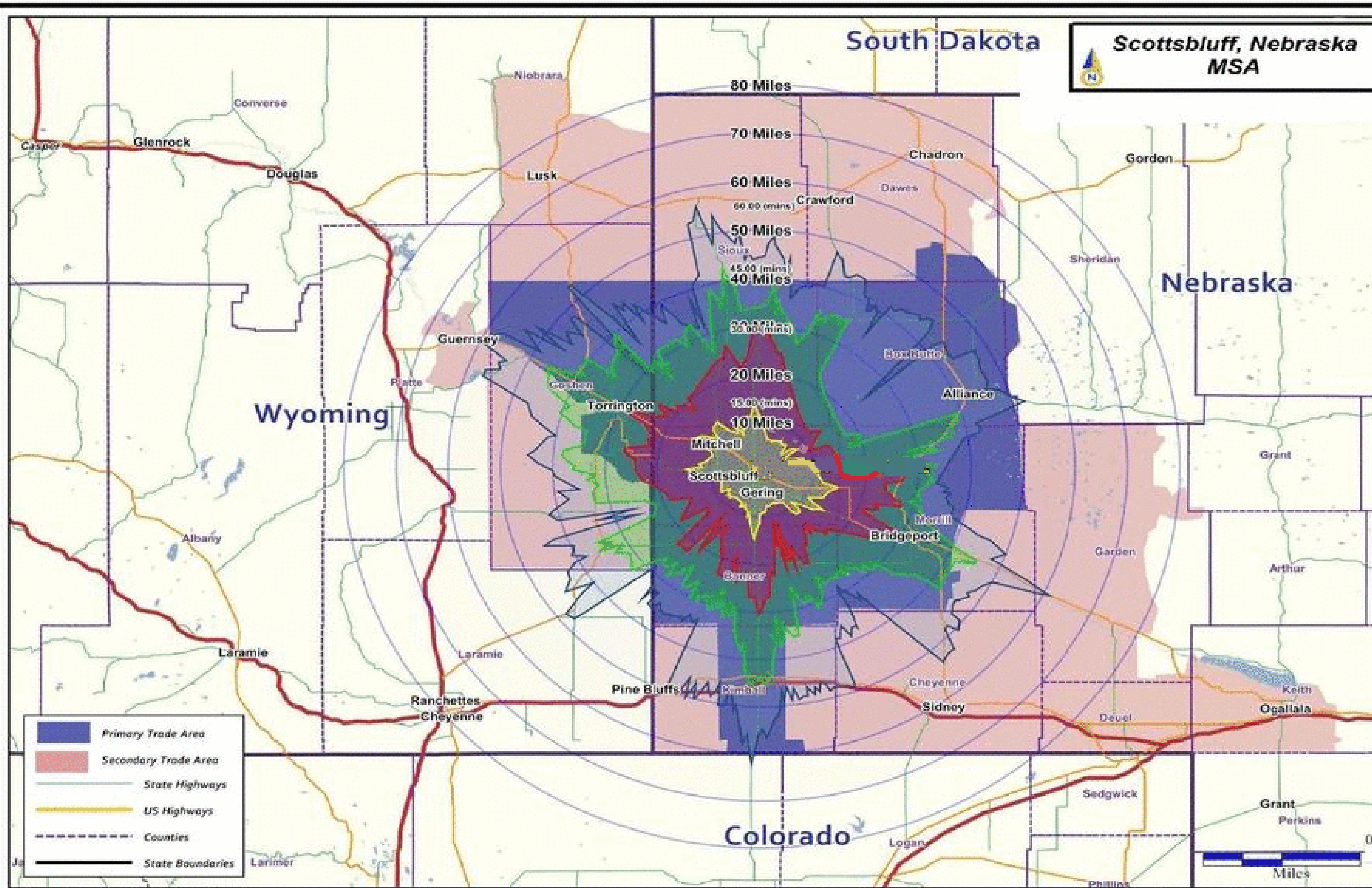


For More Information, contact us:

Telephone: 308-632-2833

Email: twincities@tcdne.org

Scottsbluff, Nebraska MSA



Identity

Building
 Owner/Broker
 Company
 Contact
Zoning Classification

Name (Additional Identifiers Included)
PARCEL 010008519
Agromac International, Inc.
Agromac International, Inc.
308-632-2833
BCB Central Business District

Street
220757 Hwy 92 E

City
Gering

County
Scotts Bluff

State Zip
NE 69341

DEVELOPED PROPERTY

Acreage **32.50**
 Total Usable/Subdividable Acres **32.50**
 # of Adjacent Acres for Expansion **0**
 Soil Type **Refer to "Custom Soil Resource Report"**
 Soil Load Bearing Capacity **Refer to "Custom Soil Resource Report"**
 Topography **Subject is level**
 Elevation (Mean Ft. Above Sea Level) **Refer to "Custom Soil Resource Report"**
 Phase I Environmental Audit? **YES** *Nebraska Department of Environmental Quality ID# 43565*
 Audit Completion Date? **2014**

 Selling Price **NNN Lease**

Transportation

Highway Linkage

Name	Hwy 71	Hwy 26
2 or 4 Lane	4 Lane	4 Lane
Miles from Site	1.0	1.0

Internal Site Access

Type of Mass Transit service Provided **NO**
 Nearest Mass Transit Stop to Site Rail **N/A**
 Service (if applicable) **Yes**
 Carrier **Union Pacific**
 Main or Branch Line **Main**
 Spur Yes or No **Yes**
 If No: Distance to Rail Line **N/A**
 Barge Facilities at Site if Applicable **NO**
 Name of River, Lake, etc. **N/A**
 Channel Depth **N/A**
 Turning Basin **N/A**
 Storage Capabilities **N/A**

For More Information, Contact Us:



ECONOMIC DEVELOPMENT
 FOR WESTERN NEBRASKA

1620 Broadway
 Scottsbluff, NE 69341
 o: 308-632-2833 /
 f: 308-633-2854
 eMail: twincities@tcdne.org
www.tcdne.org

Protective Services

Fire Insurance Class Rating (ISO) **3**
 Distance to Nearest Station
 Fire **1.4 Miles**
 Police **1.2 Miles**

Fire Station Volunteer or Full-Time
24 Hour Police Patrol Provided

Volunteer
Yes

Water

Provider **City of Gering**

Sewer

Provider **City of Gering**

Electric Power

Service Provider **City of Gering**

Natural Gas

Provider **Black Hills Energy**

Telecommunications Service

Local Exchange Carrier **Action Communications**

Local Exchange Carrier **Allo Communications**

Local Exchange Carrier **Vistabeam**

Local Exchange Carrier **Charter Spectrum**

Location of Building in a Classified Zone	Yes	No
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State Enterprise Zone		XX
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Enterprise Community		XX
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Empowerment Zone		XX
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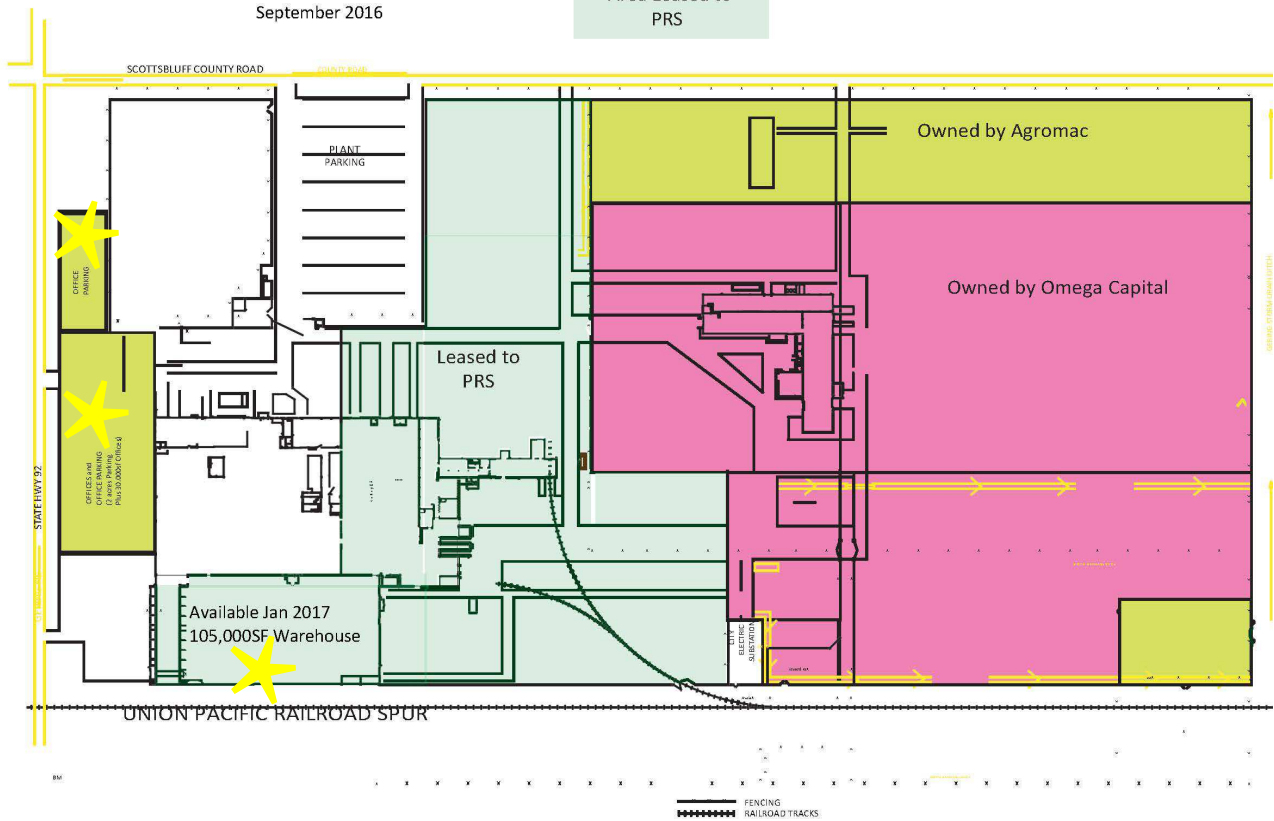
Foreign Trade Zone		XX
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Specialized Local Zones		XX
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AGROMAC INTERNATIONAL INC.
 GERING, Nebraska
 September 2016

Area Leased to
 PRS



Front and available parking - additional parking can be added.

Traffic Count (2014) - Approximately 10,565 cars per day.

This location is surrounded by Residential, Industrial, and General Commerical.

Current Use: Industrial, Commercial, Warehouse, Manufacturing
Previous Use(s): Industrial, Commercial, Warehouse, Manufacturing
Year Built: 1970