



Building Type:	Industrial
Available SF:	30,000
Total SF:	30,000
Number of Stories:	1
Ceiling Peak:	33 Ft.
Ceiling Eaves:	27 Ft.
Expandable:	No
Zoning:	Industrial-Heavy
Site Size:	44.45 Acres
Year Built:	1980
Former Use:	Manufacturing
Specialty Features:	Crane
Can Subdivide:	Yes
Within City Limits:	No
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price Note:	Not for Sale
Lease Terms:	Unknown
Lease Rate Note:	Negotiable
Last Updated:	Jul 26, 2023

Economic Development Contact

Todd J. Duren
Columbus Economic Council/Loup Power District
2404 15th Street
Columbus, Nebraska 68602-0988
(402) 262-5720 | tduren@loup.com

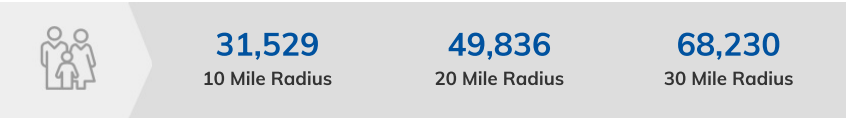
Realtor/Owner Contact

Douglas Holdings, LLC

Property and Area Description

The building is surrounded by business and industry on U.S. Highway 30 in Columbus' East Industrial Park. The building has four areas available for lease; 1) 6,000 Sq. Ft.; 2) 9,000 Sq. Ft. office(s) can be used as one 15,000 sq. ft. area, private offices, open work area, small and large conference/training rooms, air conditioned; 3) 15,000 sq. ft. warehouse has 33' ceiling height at peak with 27' at eave, 40' column spacing, one 14'x16' overhead door; 4) 58,750 sq. ft. manufacturing space has 33' ceiling at peak with 27' at eave, 40' column spacing, ten 9'x12' covered/enclosed loading bays with lock docks and electric door openers, one 14'x16' overhead door.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy 30 (0.10 mi.)
Nearest Interstate: I-80 (50.00 mi.)
Nearest Airport: Columbus Municipal Airport (3.00 mi.)
Nearest Commercial Airport: Lincoln Municipal Airport (75 mi.)
Rail Served: Yes
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Cornhusker Power District
Natural Gas: Black Hills Energy
Water: City of Columbus
Sewer: City of Columbus
Telecommunications: Frontier Communications; Eagle Communications; Great Plains Communications; Spectrum; Community Internet Systems

Property Images

Aerial



DSCN3302



DSCN3297





Nicole Sedlacek, CEcD | Economic Development Manager | Nebraska Public Power District
PO Box 499 | Columbus, Nebraska 68602 | (402) 563-5534 | njsedla@nppd.com