



Investment Property Exchange Inc.

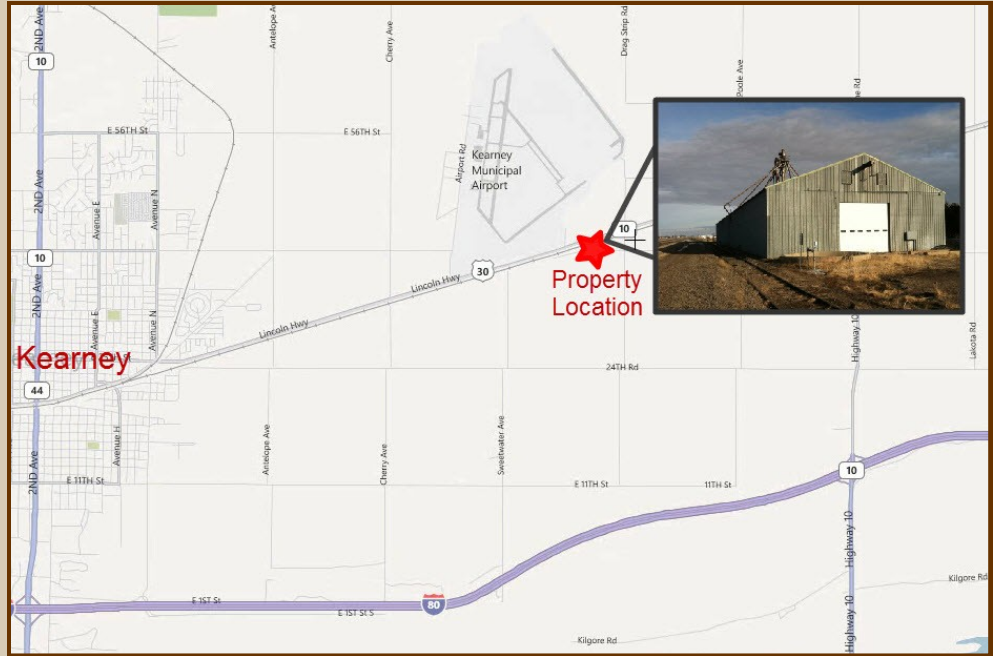
# FOR SALE OR EXCHANGE

## Industrial Building (23,666 square feet)

### ASKING PRICE

# \$240,000

East of Kearney and south from Kearney Municipal Airport across Union Pacific Railroad tracks.



**Property Consists:** 23,666 square foot Industrial Building located on approximately 2 acres at 3990 Imperial Avenue, Kearney, Nebraska. Property formerly was used for grain storage and now is used is for warehousing of inventory and equipment.

**Location:** Building is near Kearney, Nebraska which is south of Interstate 80 near the geographic center of the U.S. Kearney has a population of 30,000 and economically is a very strong community with economic assets of prime agriculture, University of Nebraska at Kearney (7,100 students), Good Samaritan Regional Health Center (130 doctors), solid industrial and business jobs, banking, tourism (I-80) and is a retail center for the area. Even with the national economic problems Kearney has low unemployment and continued business and jobs growth.

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**Access:** Property is east of Kearney via U.S. Highway 30 approximately 1 ½ miles east from Kearney Airport entrance then south across the railroad to property access road.

**Railroad Lease:** Property is located on a Union Pacific railroad land lease that has an annual cost of \$3,094.36 escalating annually at 3%. Leases are typical for the Union Pacific and are annually renewable automatically by the railroad.

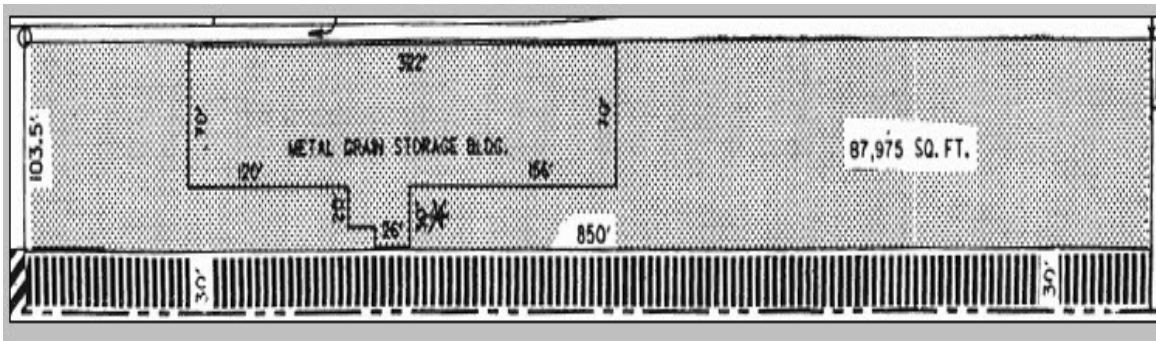
**Current Tenant:** Property has been leased since February 1, 2007 to Midlands Molding Inc. whose main location is 2905 East 39<sup>th</sup> Street, Kearney, Nebraska for \$2,400 per month. The current lease has been allowed to go month to month.

**Real Estate Taxes:** The owner pays all taxes which for 2011 are \$1,502.84.

**Asking Price:** \$240,000 or \$10.14 per square foot.

**Terms:** Cash, contract or acceptable exchange. Seller is willing to provide seller financing at competitive rates.

### Building Sketch



### Kearney, Nebraska Location Map

