

2014 N Avenue, Kearney, NE 68847

Listing Price: \$299,900
R.E. Taxes(2019) \$2087.46
Zoning: General(Heavy) Industrial-M2
Year Built: 2011
Lot size: 90' wide x 125' deep
Building: Chief 42' deep x 68' long with 16' eave height, clear-span 10" C-Channel frames which enabling simple door additions if needed.
Concrete: 5" poured floor with fiber mesh, 36" perimeter foundation with 3'x3' piers under building columns.
Office/Bath: 15'18' office, full bath/shower, handicap accessible.
Mezzanine: stairway access with 40 lbs. per/sq. ft. floor/ceiling to support storage over office.
Mech. Room: 30 Gallon hot water heater
AC/Heat: Office has mini-split heat pump unit.
Doors: 3. – 10'x14 & 1 – 8'x8' overhead doors with power openers remotes, 3 walk doors for egress with emergency lighting.
Warehouse heat: 50' long Gas Radiant tube heater installed, heats objects and not air with thermostatic control.
Drive: Double entry drive with 18 inch culverts, poured concrete handicap parking.
Sprinklers: New sprinkler system installed in 2017.
Retention Pond: Overflow pool to retain heavy rainfall per city requirement.
Insulation: R19 vinyl bat insulation rolls included but not installed in all walls. North wall fully insulated with partial liner along west wall, remaining liner material included to be installed.
Electrical: Plenty of 110v wall quad outlets on each wall throughout, 2 ea. 220V outlets with LED lighting throughout, external light packs – very efficient.
Cable: Charter Cable has been installed in building but not currently connected.
Misc. City Sewer & water connected, Overhead warehouse speakers mounted.

Not included but will sell:

1. 9,000 Lb. 2 post hydraulic vehicle hoist – installed & fully operational.
2. 3' deep, HD storage racking 3 tier 24' long on west wall.
3. 2000 Lb. electric hoist to assist lifting items onto mezzanine.
4. Excess amount of cabinets remain in building if client wanted workbench/storage.