

NEBRASKA
Cold
STORAGE

600 East 39th St.
Hastings, NE 68901
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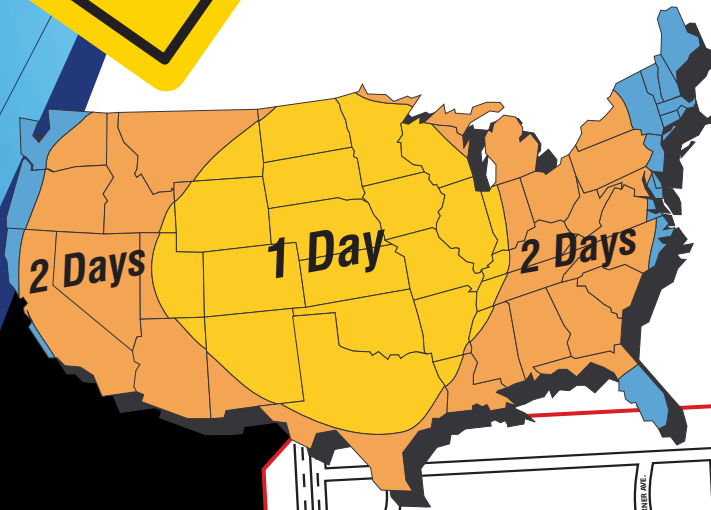
THE Crossroads of Opportunity



*Prime access to your customers
from this key Nebraska location*

Nebraska Cold Storage

- 4.5 Acre Site Adjacent to Cold Storage Facility
- Build to Suit
- 2 Trucking Days to the Majority of the U.S.!



Reach most major cities in 1 to 2 days!

Days by Motor Freight

Chicago – 1 day
Dallas – 1 day
Denver – 1 day
Kansas City – 1 day
Los Angeles – 2 days
Minneapolis – 1 day
New York – 2 days
St. Louis – 1 day



Free Land!

Nebraska Cold Storage will build to suit and lease the building to the client. Why not let us partner with you today?

Site Description

Location: North edge of Hastings, Nebraska, on U.S. Highway 281 (north/south) with quick access to Interstate 80 (east/west)

Labor Pool

Good. Hastings is situated within 1-3 hours of all the major beef and pork packers in Nebraska.

Utility Services

Electricity: Hastings Utilities; 34.5 KV, 3 phase
Natural Gas: Hastings Utilities; 4" main, 30 p.s.i.
Water: Hastings Utilities; 10" main, 60 p.s.i.
Sewer: Hastings Utilities; 10" main

Transportation

Trucking: Many national and local carriers available
Railroad: Railcar loading available
Highways: Site on U.S. 281, 4-lane; I-80 12 miles north
Air Service: Private planes, Hastings; 6,600 and 4,500 ft. runway, concrete. Commercial services, Grand Island, 35 miles

Additional Information

Adjacent Land Owner: Hastings Economic Development Corporation
2005 Tax Rate: \$1.61 per \$100.00 of value

CONTACT

Nebraska Cold Storage

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Hastings Economic Development

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