VISION EXPEDITION

York County, Nebraska

10.21.2016

Build, buy, or lease:
come see what is available to bring your business to York County

HENDERSON CHAMBER of COMMERCE
COMMUNITY IMPROVEMENT THROUGH BUSINESS PROMOTION

YORK Chamber of Commerce

BUSINESS · COMMUNITY · OPPORTUNITY
YCDC

For more information,
visit: www.yorkdevco.com
or call 402.362.5531

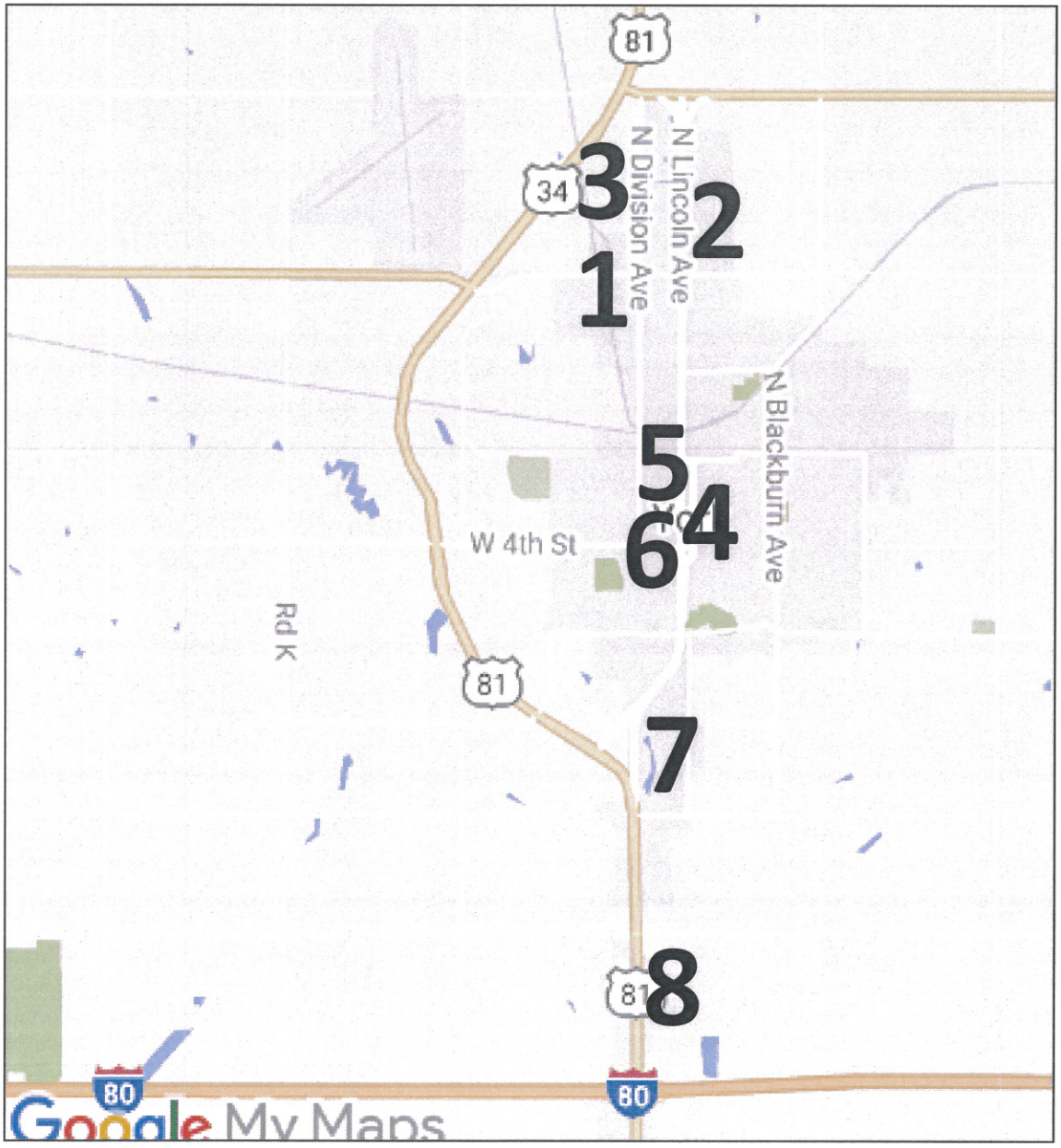
VISION EXPEDITION

Social Hour
5:00 - 7:00 PM
York Country Club

Visit with bankers, lawyers, and other resources while enjoying free appetizers and a cash bar

York, Nebraska

1. 34 Acres - 25th & Division Ave.
2. 18.44 Acres - Hwy 34 & Hwy 81
3. Marquis Drive Building - 110 Marquis Drive
4. Reetz Building - 104 East 5th St
5. Radio Shack - 726 N Lincoln Ave.
6. Commercial Building - 105 N Lincoln Ave.
7. Warehouse - 1914 South Grant Ave.
8. Holtus Commercial Center - S Lincoln Ave & S 35th St.



Available Industrial Site

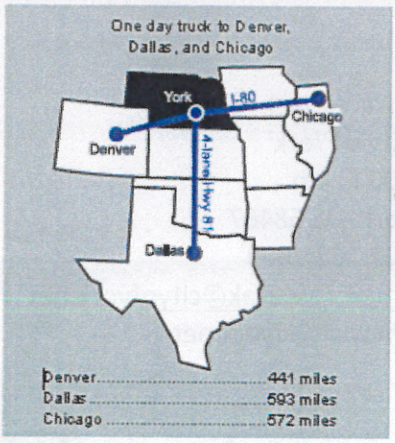
$395,000

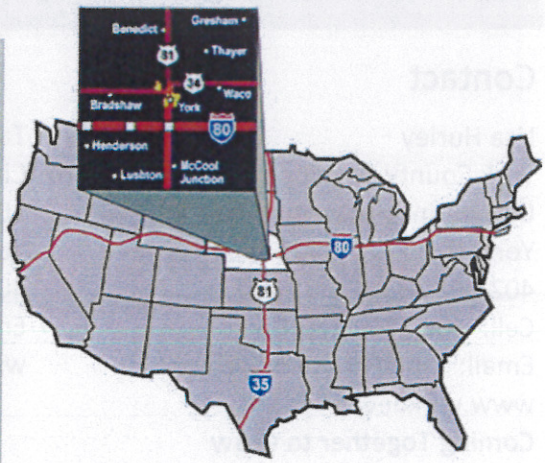
York, Nebraska

34 Acres

Population:	York	7,845
	York County	13,746
	Labor Market	210,698

I-80 is the nearest interstate highway, located 6.0 miles south of the property via Highway 81 (4-lane paved).





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YCDC

York County Development Corporation.... Coming Together to Grow

Site

Location—The industrial area is located in the north York city limits immediately south of Highway 34 and west of N. Division Avenue. The site is adjacent on the west by a Burlington Northern Santa Fe rail line and on the north by an existing industrial user. Site is 3/4 of a mile to Hwy 81 (4 lane), and 6 miles to Interstate 80 via Hwy 81.

Zoning—Industrial

2013 Tax Levy—1.802261

Owner—City of York

Utilities:

Sanitary Sewer – The City of York operates the public wastewater system. There is an existing 12" sanitary sewer located along N. Division Ave. on the east side of the project site. The total capacity of the city wastewater system is 3.2M gallons/day. The average utilization of the sewer system is 1.4M gallons/day.

Public Water – The City of York operates the public water system. An existing 10" public water main is located along N. Division Avenue adjacent to the eastern edge of the project site. The total capacity of the city water system is 7.9M gallons/day. The average utilization of the water system is 1.5M gallons/day. A water main would need to be extended into the property to provide service to future users.

Electrical Service – Nebraska Public Power District operates the electrical distribution and supply service to the City of York. There is an existing 12KV 3 Phase electric line located along N. Division Avenue. 34.5KV Sub-transmission and 12.5 KV distribution facilities adjacent to the site. The existing line electrical service could be readily extended to potential industrial users on the site. Energy Information Administration: 2012 final data show ***NPPD's industrial rates 11% below the national average.***

Natural Gas—Black Hills Energy operates the local natural gas distribution system. There is an existing two-inch gas main along the N. Division Avenue on the eastern edge of the property. The gas line has a pressure of 60 psi. The existing capacity of the gas line is 10mm BTU/hr. The gas company has a planned upgrade to a six-inch gas line that could increase the gas line capacity to 100mm BTU/hr.

Telecommunications—Unite Private Networks, Windstream Communications, Mainstay Communications, and Time Warner Cable; digital electronic switching, redundant fiber optics (SONET) ring available, ADSL Internet available; Time Warner Cable, high-speed internet, cable TV and telephone service.

Contact

Lisa Hurley
York County Development Corporation
601 N. Lincoln Avenue
York, NE 68467-2903
402.362.3333
Cell: 402.326.1125
Email: lhurley@yorkdevco.com
www.yorkdevco.com
Coming Together to Grow

Tara Vasicek
City of York
100 E. 4th
York, NE 68467
402.362.2600
Email: tvasicek@cityofyork.net
www.cityofyork.net

BUSINESS · COMMUNITY · OPPORTUNITY

YCDC

York County
Development Corporation
COMING TOGETHER TO GROW

Available Industrial Site

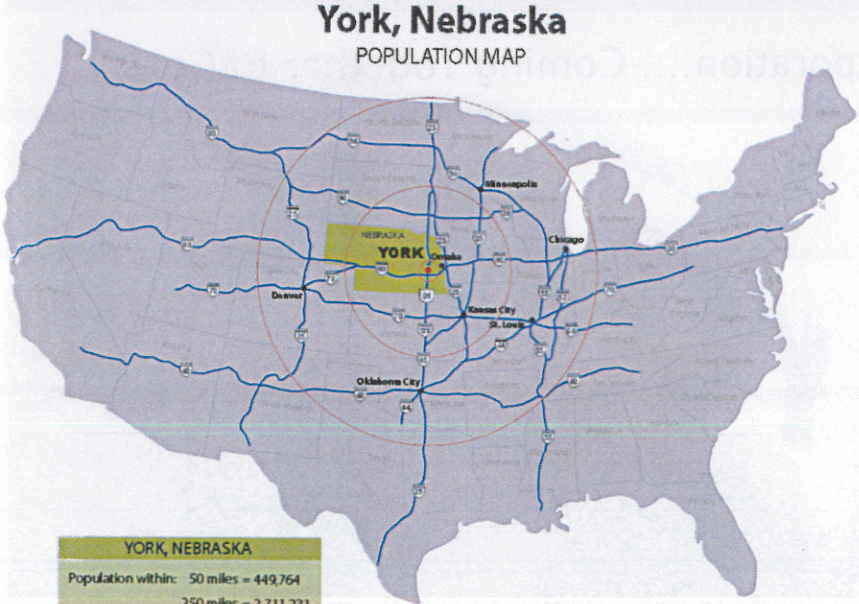
$18,500 per acre

York, Nebraska

www.yorkdevco.com

S

York, Nebraska
POPULATION MAP



YORK, NEBRASKA	
Population within:	50 miles = 449,764
	250 miles = 2,711,231
	500 miles = 3,031,935

Population Source: GIS Workshop (2013)

Site is located at the Intersection of U.S. Highways 81 and 34.

Interstate 80 is 6 miles south.

18.44 Acres (in 120-acre site)

Population:	York	7,845
	York County	13,746
	Labor Market	210,698

Site

Logistics—U.S. Highway 34 is adjacent Commerce Park; U.S. Highway 81 (four-lane) corridor within 1 mile of site; Interstate 80 is 5.5 miles; bus service available in York. BNSF Railway Company; main and branch line, 2 blocks from site.

Airports—York Municipal Airport; 5,900' paved and lighted runway. Lincoln Airport; 45 miles (45 minutes). Central Nebraska Regional Airport, Grand Island; 45 miles (45 minutes). Eppley Airfield; Omaha, 107 miles (100 minutes)

Zoning—Industrial-light

Characteristics—Level

2015 Tax Levy—1.714833

Protective Services—Fire insurance classification is 4; 13 paid and 30 volunteer firefighters; 24-hour police patrol; fire and police departments within one mine

Owner—City of York. Tax Increment Financing (TIF) is available for the following costs in connection with industrial properties: land acquisition; off-site and on-site public infrastructure improvements; utility extensions and site clearing; and related site development including landscaping, parking, and recreational improvements

Utilities

Sanitary Sewer – City of York; 10" main on site

Public Water – City of York; 10" main, 55 lbs. pressure on site

Electrical Service – Nebraska Public Power District; 115 KV transmission voltage, 34.5 KV sub-transmission voltage, 12.5 KV distribution voltage, dual feed from different substations is available. Service voltage and transformation will be provided based on customer needs.

Natural Gas—Black Hills Energy; 2" main to site, 60 lbs. pressure at site 4" main, 250 lbs. pressure adjacent to Commerce Park

Telecommunications—Windstream Communications; digital electronic switching, redundant fiber optics (SONET ring) available, ADSL Internet available; Time Warner Cable, high-speed Internet, cable TV, and telephone service

York County Development Corporation.... Coming Together to Grow

Contact

Lisa Hurley
York County Development Corporation
601 N. Lincoln Avenue
York, NE 68467-2903
402.362.3333
Cell: 402.326.1125
Email: lhurley@yorkdevco.com
www.yorkdevco.com

York County Development Corporation
COMING TOGETHER TO GROW

N Lincoln Ave & Marquis Drive Building

Available Sq. Ft: 21,304

Address:

110 Marquis Drive
York, NE 68467 (York)

Property and Area Description:

This property has outstanding visibility and a great location on Marquis Drive and Lincoln Avenue in York, NE. There are two buildings. One is a 18,304 SF retail building, including 7,280 SF warehouse plus a 3,000 SF free standing storage building.

Building Details:

Total Sq. Ft: 21,304
Number of Stories: 1
Ceiling Peak (ft): 11
Expandable: Yes
Construction Type: Concrete Block
Site Size (Acres): 4.80
Former Use: Retail-Orscheln's Farm &Home

Building Type: Commercial,Retail
Year Built: 1970
Ceiling Eaves (ft): 14
Can Subdivide: Yes
Zoning: Commercial
Within City Limits: Yes

Transportation:

Nearest Interstate: I-80 Distance (miles): 5.1
Nearest 4-Lane Highway: U.S. Highway 81 Distance (miles): 1
Nearest Commercial Airport: Lincoln Municipal Airport (LNK) Distance (miles): 45
Rail Served: No

Utilities:

Electric Distribution: Nebraska Public Power District
Natural Gas Distribution: Black Hills Energy
Water: City of York
Sewer: City of York
Local Telecommunications Service: United Private Networks, Windstream and Time Warner

Contact:

Lisa R. Hurley - Executive Director
York County Development Corporation
601 N Lincoln Avenue
York, NE 68467
Phone: 402-362-3333
Fax: 402-362-5953
E-Mail: lhurley@yorkdevco.com
Web site:www.yorkdevco.com

Debora Heskett
York County Development Corporation
601 N Lincoln Avenue
York, NE 68467
Phone: 402-362-3333
E-Mail: dheskett@yorkdevco.com
Web site: www.yorkdevco.com

Offering:

Sale Price: NA
Lease Rate (Sq. Ft./Per Year): 2.82

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York County Development Corporation
COMING TOGETHER TO GROW

Owner will be on site from 3:00PM – 4:45PM

Reetz Building 104
104 East 5th Street
York, NE 68467

Parcel ID: –

VIEW GALLERY

SALES/LEASE INFO

Sale Price	–
Lease Info	1,760-1,760 sq. ft. *no lease rate specified*
Land Size	–
Building Size	1,760 - 1,760
Assessments	No
Balance	–
Real Estate Tax	–
Tax Year	–

DETAILS

This building, located at 104 East 5th Street, is in the center of downtown York. Formally used as a retail business, this building offers a unique storefront with a pleasant showroom and storage option in the back. This property has approximately 1760 sf and is move-in ready.

Lease is negotiable would like a one year lease.

REAL ESTATE CONTACT

Lisa R. Hurley
York County Development Corporation
402-362-3333
lhurley@yorkdevco.com

TAGS

start a business

COMMUNITY PROFILE REPORT

-- Select Location -- Get Report

SITE CHARACTERISTICS

Zone/Use Retail, Office

- In city limits
- Expandable

UTILITIES ON SITE

- Water
- Sewer
- Electric
- Natural Gas

http://yorkdevco.com/york/sites-and-buildings/buildings-for-rent/p/item/462

York County Development Corporation
COMING TOGETHER TO GROW

York Electronics d/b/a York Radio Shack is looking for a new owner. This buisness has been a York stable since the 1970's, and the current owner is ready to retire. Business owner will be on-site during the Vision Expedition. For more information, or to set up a time to visit outside of the Vision Expedition Tours, contact YCDC Lisa Hurley, or Tom Walker at 402-362-5858.

Location: 726 N Lincoln Avenue, York, NE

GREEN
EST. 1972
Realty & Auction

York, Nebraska — Call 402.362.5595 — For more pictures and information visit **GREENSELLS.COM**

105 S. Lincoln Ave York, Nebraska	BATHROOMS 4.5	SQUARE FEET 7,300	LISTING PRICE $495,000
OWNER Upper Big Blue - NRD	LOT SIZE 120 x 120		

INFORMATION HEREIN BELIEVED TO BE ACCURATE, BUT NOT WARRANTED					Floor Cover	Level
OCCUPANT	Owner	WATER SOFTENER				
POSSESSION	Available upon completion of new building	WATER PURIFIER				
YEAR BUILT	1978 - Addition in 1995	GARBAGE DISPOSAL				
HEAT	Forced Air Gas	DISHWASHER	X			
A/C	Central Air - (3)	REFRIGERATOR				
EXTERIOR	Brick - and vinyl	RANGE	X			
ROOF	Other - Rubber Membrain '08 - New Board/Entry '15	MICROWAVE				
WATER HEATER	Yes	FIREPLACE				
INSULATION	Yes	WOOD STOVE				
SCHOOLS		CEILING FANS	X			
WATER SOURCE	City of York	WINDOW COVERINGS	X			
SEWER SOURCE	City of York	UNDERGROUND SPRINKLERS				
TAXES		WASHER/DRYER				
TAX NOTES						
GAS BILL	$121.00 monthly average	FLOOD PLAIN	No			
ELECTRIC BILL	$315.00 monthly average					
					LOCK BOX LOCATION	
					SBC	.016

LEGAL
Lots 4-5, Block 96, Original Town, City of York, York County, NE

REMARKS

Extremely useful large office space being offered for sale right on Lincoln Avenue! Over 7,300 sq. ft. on main floor which includes a 1995 built board room addn. - 30x40! Beautiful entry w/ brick stone floor, skylight and plenty of space and water feature! There are 4 - 1/2 baths, clear span truss construction going east to west for potential remodel, break room/mini kitchen in basement and bomb/storm shelters and a lab area they used for testing water samples, etc. Copy room, computer room, file cabinet area - open desk units in the middle of the building with all offices separated around the inside perimeter of building. Oak doors and trim throughout and drop ceiling. Handicap, sump pumps, 4 patio doors and sizes, safe, some updated carpeting, at least 12 offices enclosed plus the interior temp desk offices and other work rooms could be used for other purposes. Possibilities are endless for this well-kept, sound - structurally well built Lincoln Ave commercial space with nice sized parking lot! Please contact us today for more information or a showing. 402-362-5595

York County Development Corporation
COMING TOGETHER TO GROW

Property owner will not be on-site. Please contact Lisa Hurley to arrange private showing

S Grant Ave Warehouse

Available Sq. Ft: 20,000

Address:

S Grant Avenue
York, NE 68467 (York)

Property and Area Description:

Building best suited for warehouse distribution. Ceilings are slope from 26' to 24'. Adjacent property is manufacturing. Building is located off of Hwy 81 (4 lane), and 1.82 miles north of I80. The building next door is subdivided with 2 tenants and room for an additional tenant, and is owned by the same owner. Water/Sewer is not run to the building, but is adjacent and can be extended. Property owners have said the lease rate is dependent on improvements desired.

Building Details:

Total Sq. Ft: 20,000	Building Type: Warehouse &Distribution
Number of Stories: 1	Year Built: 1996
Ceiling Peak (ft): 26	Ceiling Eaves (ft): 24
Expandable: Yes	Can Subdivide: No
Construction Type: Metal or Steel	Zoning: Industrial
Site Size (Acres): 22.25	Within City Limits: Yes
Former Use: Warehouse	

Transportation:

Nearest Interstate: I-80	Distance (miles): 1.82
Nearest 4-Lane Highway: Highway 81	Distance (miles): 1
Nearest Commercial Airport: Lincoln Municipal Airport (LNK)	Distance (miles): 48
Rail Served: No	

Utilities:

Electric Distribution: Nebraska Pulbic Power District
Natural Gas Distribution: Black Hills Energy
Water: City of York
Sewer: City of York
Local Telecommunications Service: Unite Private Network, Windstream and Time Warner

Contact:

Lisa Hurley
York County Development Corporation
601 N Lincoln Avenue
York, NE 68467
Phone: 402-362-3333
Fax: 402-362-5953
E-Mail: lhurley@yorkdevco.com
Web site:www.yorkdevco.com

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York, NE 68467
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Fax: 402-632-5953
E-Mail: dheskett@yorkdevco.com
Web site: www.yorkdevco.com

Offering:

Sale Price: N/A
Lease Rate (Sq. Ft./Per Year): $2.80 - $3.00

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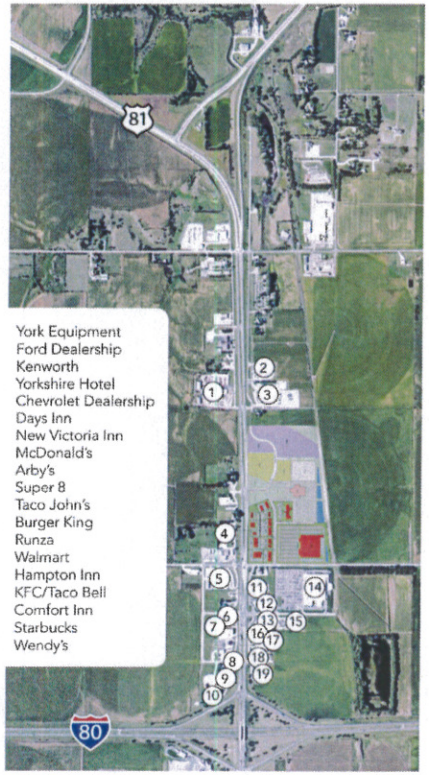
York, a city of over 8,000 population, offers all of the character of a small town with the advantages of a more populated city.

York provides numerous amenities found only in larger more metropolitan cities, cutting edge health care technologies and facilities, vibrant hospitality facilities ready to serve the needs of visitors and residents alike, progressive educational institutions including a four-year college and a full range of support services for families and businesses.

"Connected" can also be used to describe the telecommunications infrastructure York citizens enjoy. You can do business with anyone, anywhere, from York, Nebraska.

York, Nebraska



1. York Equipment
2. Ford Dealership
3. Kenworth
4. Yorkshire Hotel
5. Chevrolet Dealership
6. Days Inn
7. New Victoria Inn
8. McDonald's
9. Arby's
10. Super 8
11. Taco John's
12. Burger King
13. Runza
14. Walmart
15. Hampton Inn
16. KFC/Taco Bell
17. Comfort Inn
18. Starbucks
19. Wendy's

FOR MORE INFORMATION CALL:

Will Scott
Ryan Mousel
402.477.6767

WRK REAL ESTATE, LLC

440 N 8TH ST.
SUITE 140
LINCOLN, NE
68508

OLSSON ASSOCIATES

HOLTHUS
Commercial Center

OLSSON ASSOCIATES | WRK REAL ESTATE, LLC

HOLTHUS

Commercial Center

Developed locally by the Holthus Family, the Holthus Commercial Center provides commercial, office, and hospitality sites accommodating a wide range uses. Located near the intersections of Interstate 80 and U.S. Highway 81 next to Wal-Mart Supercenter, the site provides easy access and high visibility with over 11,500 vehicles trips per day. In excess of 44,000 vehicles per day travel Interstate 80 at the York interchange. With over **204,000** of buildable square feet of space, the center can tailor lot sizes to fit the needs of most users. All utilities and services are provided to the site.

Lots are available for purchase. Build to suit term financing is also available subject to qualification.

Convention Center

Developed in joint partnership with the City of York and numerous local businesses and individuals, the Holthus Convention Center is a state of the art facility hosting a wide range of events and activities including meetings, conventions, trade shows, reunions, and weddings. With over 40,000 s.f. housing a main ballroom with a capacity up to 1,500 guests and 8 breakout rooms, the Holthus Convention Center represents a total investment of over $8 Million and is one of Nebraska's leading events centers.

Welcome to York County, NEBRASKA

York County with a population around 13,700, is in the heart of agricultural country and a transportation corridor which includes east/west Interstate 80 and U.S. Hwy. 34, and U.S. 81, a major north-south 4-lane expressway that stretches from the Gulf of Mexico to Canada (Pan-America Highway).

Other competitive advantages offered here are a community minded 4-year college, and a strong, loyal workforce. Businesses in York County have been able to recruit workforce from an hour drive time, which includes the metro areas of both Lincoln and Grand Island, greatly expanding the labor pool. This competitive location has attracted transportation logistics & warehousing, advanced manufacturing, and agriculture companies. Five Fortune 500 companies have operations in York.

An excellent workforce, quality of life, and low cost of living combine to make York one of the most attractive locations to live or work in the United States. (Excerpted from the City of York Web site)

While York is located in the midst of the most productive and fertile farmland in America, it also holds a large industrial and commercial presence. York, the county seat of York County, is the hub of economic activity for this area, with a 50-mile trade area. York has a productive, thriving and active downtown retail area, as well as a very active commerical sector located at the intersection of Interstate 80 and U.S. Highway 81.

York College offers two- and four-year degree opportunities in a variety of fields and hosts a student body of more than 500 students.

Thousands of people travel through York on a daily basis, which impacts the local economy. Approximately $2 million in city sales tax has been received annually, since the tax was instituted in 1998. The city sales tax revenue allows the cumulative real estate tax levy to rank among the lowest of first and second class cities and metropolitan areas in the state.

HOLTHUS Lot Summary

Lot	Lot Area SF	Buildable SF	Parking Stalls
Lot 1	34,889	5,000	11
Lot 2	31,597	2,800	37
Lot 3	27,187	7,500	46
Lot 4	32,667	7,500	59
Lot 5	26,297	5,000	33
Lot 6	17,198	2,500	18
Lot 7	35,971	10,000	35
Lot 8	57,702	11,900	80
Lot 9	43,985	10,000	64
Lot 10	21,072	2,500	20
Lot 11	30,233	7,500	47
Lot 12	40,102	4,000	25
Lot 13	85,813	42,000	50
Lot 14	546,678	125,000	690

HOLTHUS

Commercial Center

Labor Pool
York County is also a magnet for the commuting workforce with just over 40% commuting outside of the county to work here every day.

Strategic Location
Being located in the center of the United States offers businesses numerous advantages when it comes to their shipping needs. From York County, shipments can be trucked to 90% of the lower 48 states in 2 days or less.

Transportation
Regardless of the direction, you will find routes that are easily accessible with Interstate 80 (runs East/West), U.S. Highway 81 (runs North/South).

Telecom Infrastructure
Numerous capabilities are at your fingertips with the state-of-the-art fiber network.

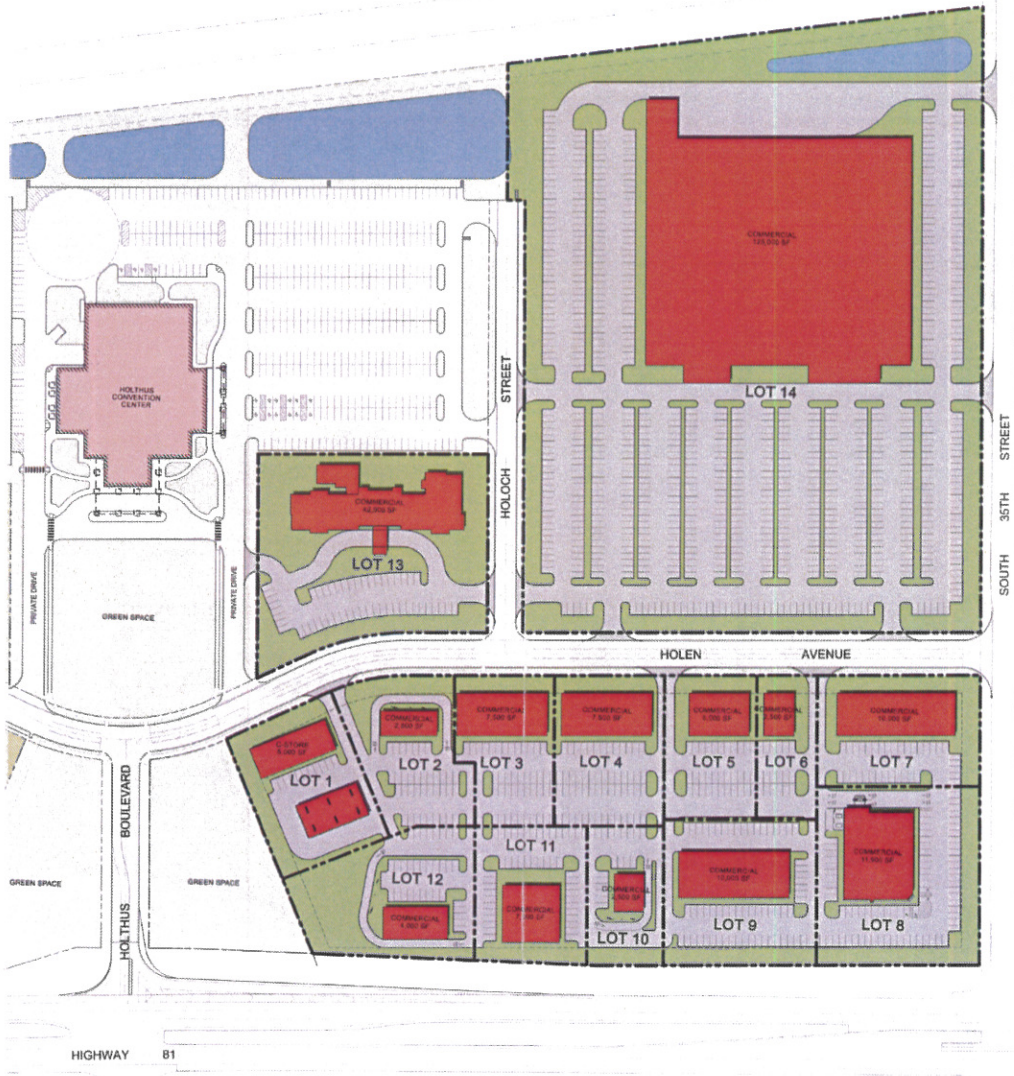
Incentives
The strongest incentive for any company doing business in York County is the pro-business environment that has been embraced by local government leaders. This attitude has been incorporated into all aspects of life making York County a great place to live, work, play and do business.

The staff at York County Development Corporation can assist with the creation of an incentive package for qualifying companies interested in selecting York County as their place to do business. Please refer to our website for a listing of business/investment incentives.

Courtesy: York County Development Corporation
http://www.yorkdevco.com

Traffic Count
Daily traffic count on Highway 81 past the Holthus Commercial Center is 11,500 VPD

With a trade area radius of 45 – 50 miles, York serves as a retail and healthcare center serving nearly 25,000 residents.



Henderson, Nebraska

1. Midwest Building - 741 17th St .
2. WNM Building - 1012 N Main Street

Midwest

Available Sq. Ft: 1,500

Address:

741 17th St
Henderson, NE 68371 (York)

Property and Area Description:

No Data Available

Building Details:

Total Sq. Ft: 0
Building Type: Warehouse &Distribution
Number of Stories:
Year Built: 1960
Ceiling Peak (ft): 0
Ceiling Eaves (ft): 0
Expandable: No
Can Subdivide: Yes
Construction Type: Metal or Steel
Zoning: Industrial-Heavy
Site Size (Acres):
Within City Limits: Yes
Former Use: Office/Manufacturing

Transportation:

Nearest Interstate: I 80
Distance (miles): 3
Nearest 4-Lane Highway: Highway 34
Distance (miles): 7.5
Nearest Commercial Airport:
Distance (miles): 0
Rail Served: Unknown

Utilities:

Electric Distribution: Perennial Public Power District
Natural Gas Distribution: Black Hill Energy
Water: City of Henderson
Sewer: City of Henderson
Local Telecommunications Service: Mainstay Communications

Contact:

Kelsey Bergen
Henderson Chamber of Commerce
1044 N MAIN ST
HENDERSON, Nebraska 68371
Phone: 4027234228
Fax: 4027235785
E-Mail: hchamber@mainstaycomm.net
Web site:www.HendersonNE.com

Lisa Hurley
York County Development Corporation
601 N Lincoln Ave
York, NE 68467
Phone: 4023623333
Fax: 4023625953
E-Mail: lhurley@yorkdevco.com
Web site: www.yorkdevco.com

Offering:

Sale Price: N/A
Lease Rate (Sq. Ft./Per Year): Negotiable

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PROPERTY LISTINGS | FAVORITES | DETAILS

WNM Building
1012 N Main Street
Henderson, NE 68371

Parcel ID: 930125541

VIEW GALLERY

SALES/LEASE INFO

Sale Price	--
Lease Info	1,000 sq. ft.$450.00/sq ft.
Land Size	--
Building Size	1,000
Assessments	No
Balance	--
Real Estate Tax	--
Tax Year	--

SITE CHARACTERISTICS
Zone/Use Office

In city limits

UTILITIES ON SITE
- High Speed Telecom
- Water
- Sewer
- Electric
- Natural Gas

LOGISTICS
Nearest Rail Hub 8 miles
Nearest Commercial Airport 11 miles
Nearest Highway 1 miles

REAL ESTATE CONTACT
Lisa R. Hurley
York County Development Corporation
402-362-3333
lhurley@yorkdevco.com

DETAILS
Located on Henderson's Main Street this office building was previously used as a lawyers office. This space is formatted for professional services, but is also a perfect space for a start up or small retail business that supports online sales with the post office and UPS pickup located across the street.

TAGS

DOWNLOAD MORE INFO
Building Dimensions

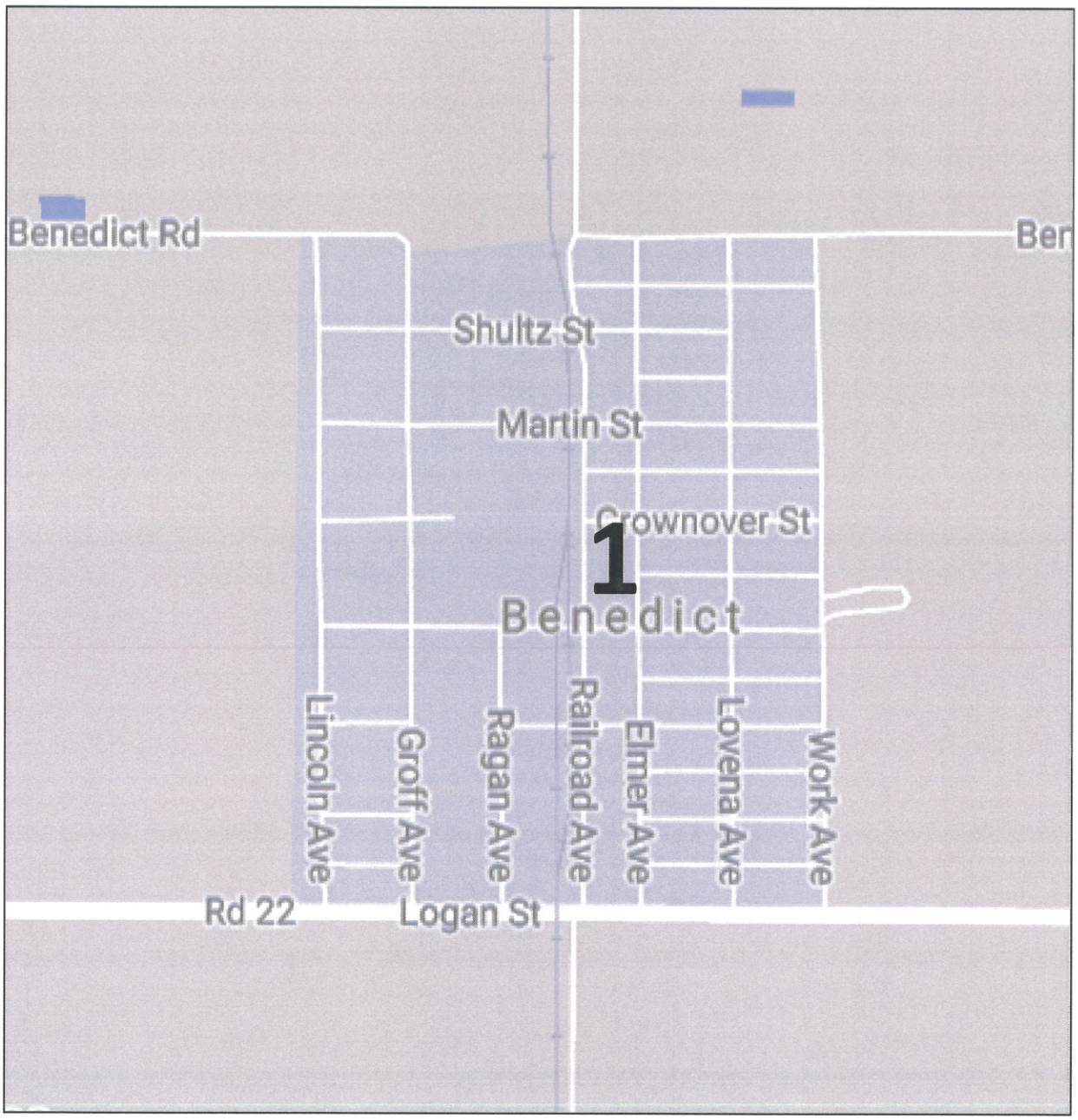
COMMUNITY PROFILE REPORT
-- Select Location -- | Get Report

last updated: October 13, 2016

http://yorkdevco.com/york/sites-and-buildings/buildings-for-rent/p/item/970

Benedict, Nebraska

1. PK's Building - 304 Sherman St



York County Development Corporation
COMING TOGETHER TO GROW

PK's Restaurant and Bar,

Location: 304 Sherman St, Benedict.

Longtime local restaurant, good volume of sales. Restaurant and bar all included building, lots of land, fixtures, equipment and inventory. Minus a few personal items. Well known in area and good support from 50 mile radius. Looking to sell because of health issues with owner and must retire. Not by choice. The right person can step right in and make it their own or continue with what we already do. One of the most complete menus in area. Seating for about 100. Asking a lot less than have invested. Have been here for 16 years. Make an offer we can only say no, but be fair.

Site visits: Owner is on site, but the restaurant is busy after 5:00. Please make appointment with Pat at (402) 732-6862 if outside of hours.

Asking price: $160,000