

KEARNEY INDUSTRIAL PARK CONDOMINIUM

FOR SALE: WAREHOUSE FLEX SPACE UNITS

3010 E 39TH STREET KEARNEY, NE
\$750,000 - \$850,000

OFFERING MEMORANDUM

BROKER COMMENTS

A new opportunity for commercial flex space ownership has arrived in Kearney, NE. Welcome to the Kearney Industrial Park Condo Association. This recently developed property is designed for owner-occupants seeking space that meets their business needs while incorporating real estate ownership into their operational plans and business model. With limited availability of similar space in the Kearney market, this is a rare chance to accommodate a wide range of uses—without the delays or costs of new construction. Located on 39th Street for strong visibility, the site also offers convenient access to US Hwy 30 and I-80, ideal for trucking and logistics. Contact Brandon or me for Association details or additional information. We'd be glad to help you explore this opportunity for your business.

-Pat Slack, Broker C21 Midlands

PROPERTY DETAILS



7500 Square Foot Units

Property Type: Industrial

Subtype: Warehouse/Flex

Zoning: M- 1

Building Class: B

OHD Per Suite: 1 Ground-12'x14' & 1 Semi Height Dock Door

Parking: Stalls - all concrete, unreserved

Year Built: 2003

Electrical: 120/208 3 phase, 400 amp service in each suite

Purchase: Each individual suite/bay has it's own legal description

Heat: Radiant

Association Dues: TBD

Note: detailed association documents available upon request

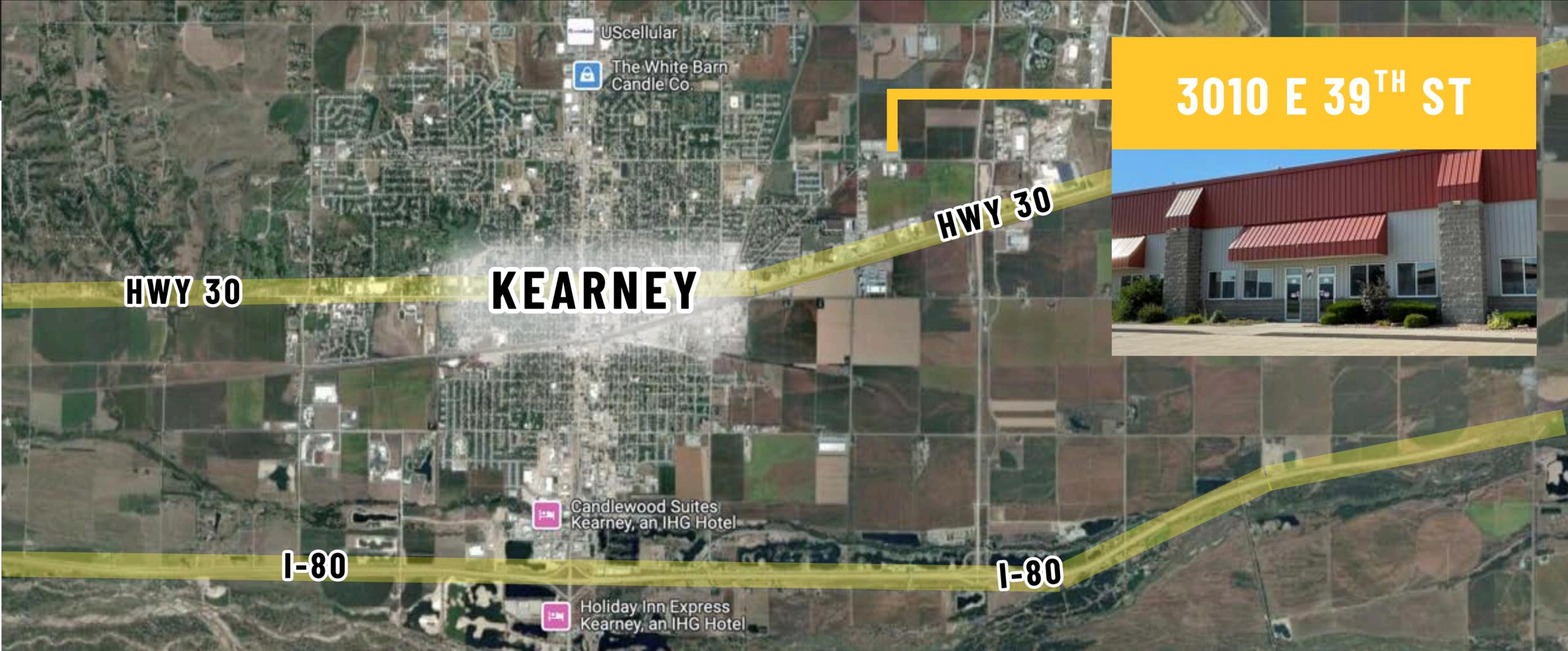



FOR SALE

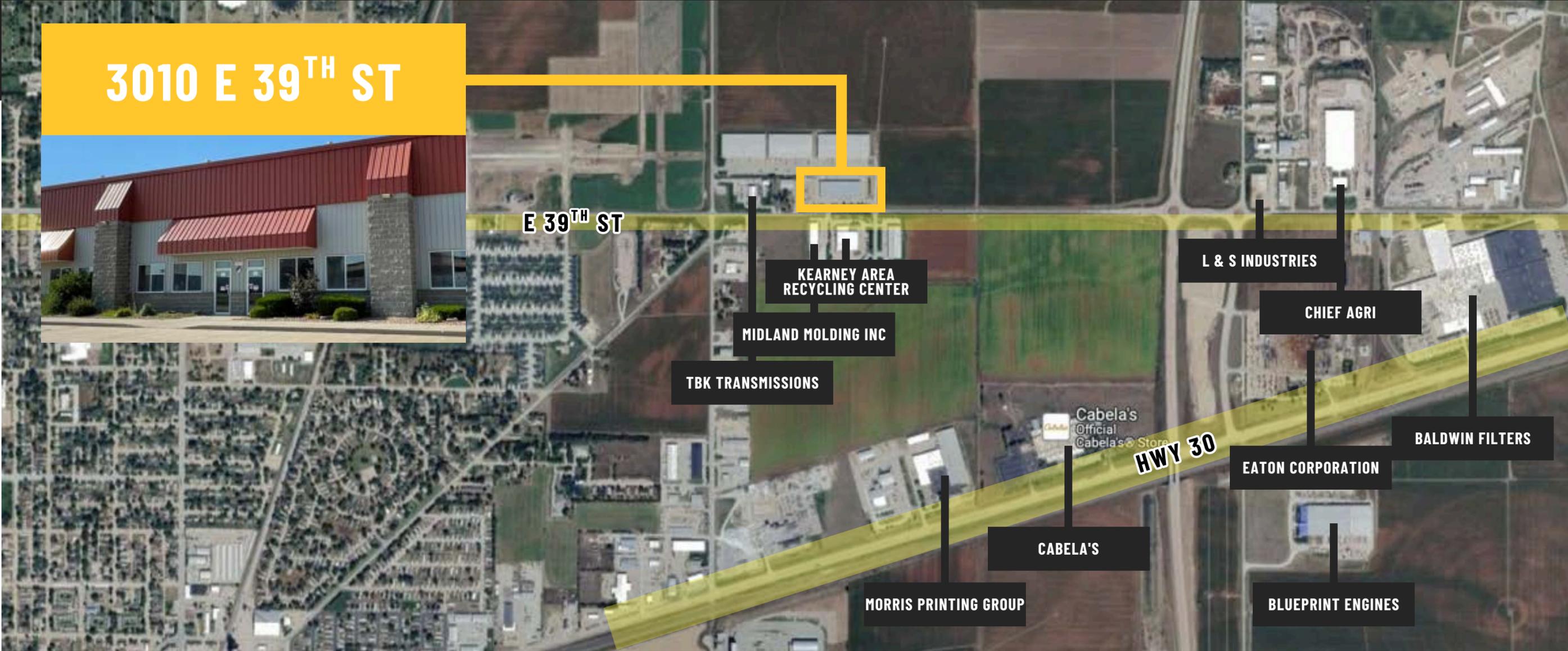

SOLD



SUITES MAP



MAP 1

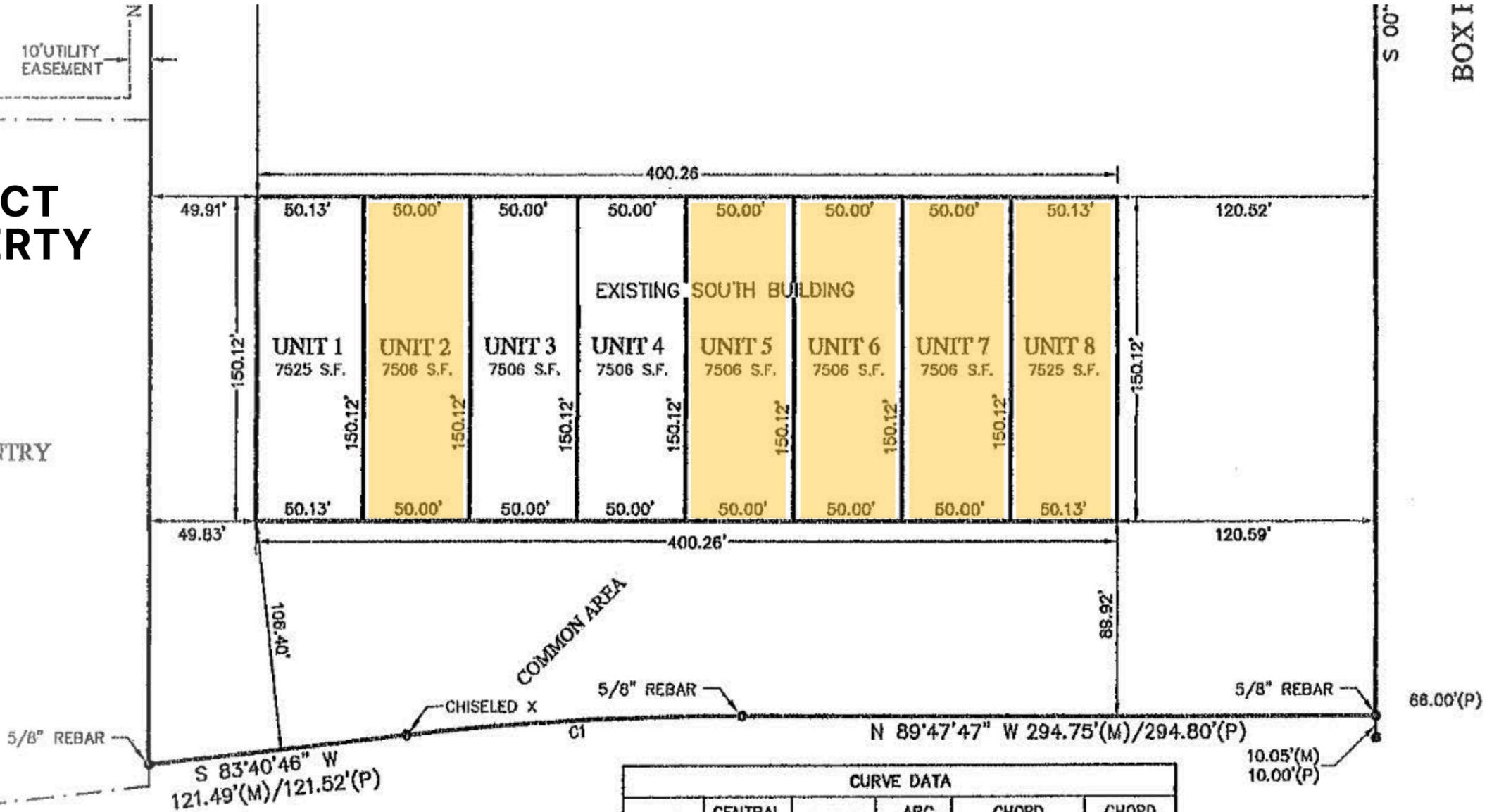


MAP 2

SURVEY MAP PART A

SUBJECT PROPERTY

LOT 2
BLOCK ONE
PETE'S TOWN & COUNTRY
ADDITION



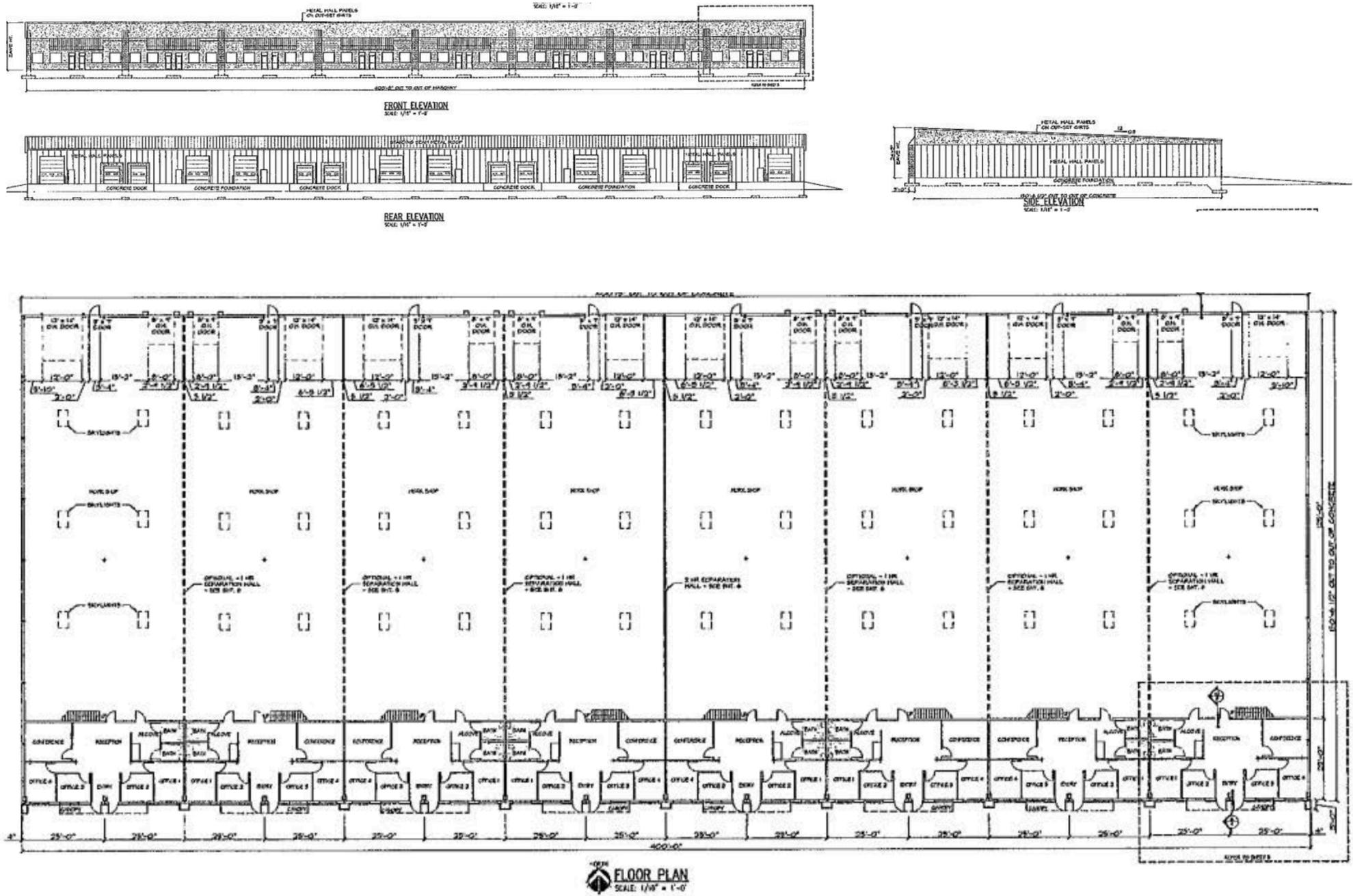
CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	6°31'02"	1387.38'	155.53'	S 87°00'59" W	155.45'

39th STREET

LOT 1, NORTHEAST E

BOX I

SURVEY MAP PART B



CENTURY 21 COMMERCIAL®

Midlands



Criteria Used for Analysis

2022 Income (Esri): Median Household Income \$75,921	2022 Age: 5 Year Increments (Esri): Median Age 32.0	2022 Key Demographic Indicators (Esri): Total Population 21,522	2022 Tapestry Market Segmentation (Households): 1st Dominant Segment In Style
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Consumer Segmentation

Life Mode What are the people like that live in this area?	GenXurban Gen X in middle age; families with fewer kids and a mortgage	Urbanization Where do people like this usually live?	Metro Cities Affordable city life, including smaller metros, satellite cities
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Top Tapestry Segments

	In Style	College Towns	Middleburg	Emerald City	Green Acres
% of Households	2,822 (33.4%)	1,427 (16.9%)	1,399 (16.5%)	1,099 (13.0%)	654 (7.7%)
% of Buffalo County	2,835 (14.3%)	1,435 (7.2%)	1,772 (8.9%)	1,100 (5.5%)	1,467 (7.4%)
Lifestyle Group	GenXurban	Scholars and Patriots	Family Landscapes	Middle Ground	Cozy Country Living
Urbanization Group	Metro Cities	Metro Cities	Semirural	Metro Cities	Rural
Residence Type	Single Family	Multi-Unit Rentals; Single Family	Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples Without Kids	Singles	Married Couples	Singles	Married Couples
Average Household Size	2.33	2.08	2.7	2.05	2.66
Median Age	42.8	24.7	37	38.4	44.8
Diversity Index	49.9	64.2	58.6	57.6	36.4
Median Household Income	\$88,900	\$43,200	\$76,600	\$80,700	\$94,600
Median Net Worth	\$241,500	\$13,200	\$177,100	\$113,500	\$347,000
Median Home Value	\$319,300	\$252,800	\$239,300	\$364,200	\$300,900
Homeownership	70.5 %	27.9 %	75.7 %	52.7 %	87.9 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Support arts, concerts, theaters, museums . Prefer organic foods, grow their own vegetables.	Go out to the movies and out for drinks . Popular activities: backpacking, Pilates, and Frisbee.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Place importance on learning new things to keep life fresh and variable. . Buy natural, green, and environmentally friendly products..	Pursue physical fitness vigorously, . Active in communities and social organizations.
Financial	Variety of investments often managed by a financial planner	Limited incomes result in thrifty purchases	Carry some debt; invest for future	Contribute to NPR, PBS	Comfortable with debt, and investments.
Media	Connected and knowledgeable via smartphones	Use the Internet for social media, blogging, watch movies and TV.	TV and magazines provide entertainment and information	Read books, magazines and use the web for news	Provided by satellite service, radio and television
Vehicle	Partial to late model SUVs and compact SUVs	Prefer vehicle with good gas mileage	Like to drive trucks, SUVs, or motorcycles	Take public transportation	Late model trucks SUVs, ATVs and motorcycles

Criteria Used for Analysis

Median Household Income \$65,466	Median Age 35.6	Total Population 18,655	1st Dominant Segment Bright Young Professionals
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Consumer Segmentation

Life Mode What are the people like that live in this area?	Middle Ground Lifestyles of thirtysomethings	Urbanization Where do people like this usually live?	Urban Periphery City life for starting families in neighborhoods that fringe major cities
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Top Tapestry Segments

	Bright Young Professionals	Down the Road	Set to Impress	Manufacturing Traditions	Comfortable Empty Nesters
% of Households	2,026 (26.6%)	970 (12.8%)	908 (11.9%)	882 (11.6%)	708 (9.3%)
% of Buffalo County	2,129 (10.7%)	970 (4.9%)	1,370 (6.9%)	1,652 (8.3%)	708 (3.6%)
Lifestyle Group	Middle Ground	Rustic Outposts	Midtown Singles	GenXurban	GenXurban
Urbanization Group	Urban Periphery	Semirural	Metro Cities	Urban Periphery	Suburban Periphery
Residence Type	Single Family; Multi-Units	Mobile Homes; Single Family	Multi-Unit Rentals; Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Singles	Married Couples	Married Couples
Average Household Size	2.39	2.71	2.07	2.43	2.5
Median Age	33.9	35.8	34.9	39.8	49
Diversity Index	74.9	79.1	71.7	59.4	45.2
Median Household Income	\$67,400	\$50,700	\$44,200	\$62,200	\$89,300
Median Net Worth	\$72,800	\$83,500	\$16,300	\$152,400	\$363,500
Median Home Value	\$261,900	\$133,800	\$190,600	\$165,100	\$262,100
Homeownership	46.4 %	66.9 %	31 %	72.1 %	87.7 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Services or Professional	Professional or Services	Professional or Mgmt/Bus/Financial
Education	Some College No Degree	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree
Preferred Activities	Go to bars/clubs; attend concerts . Eat at fast food, family restaurants.	Place importance on preserving time-honored customs . Go hunting, fishing.	Maintain close relationships with family . Enjoy going to rock concerts, night clubs, and the zoo.	Value time spent at home . Watching television and gaming are common pastimes.	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.
Financial	Own retirement savings and student loans	Shop at Walmart Supercenters, Walgreens and dollar stores	Prefer name brands, buy generic when it's a better deal	Budget aware shoppers	Portfolio includes stocks, CODs, mutual funds and real estate
Media	Get most of their information from the internet	Use the Internet to stay connected, listen to radio at work	Use the Internet for social media, video games and watching TV	Read newspapers, especially Sunday editions	Listen to sports radio; watch sports on TV
Vehicle	Own newer cars	Bought used vehicle last year	Own used, imported vehicles	Own 2-3 vehicles	Own 1-2 vehicles



PATRICK SLACK

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