

Premium Office Space, Equipped and Ready

Executive Summary

Location:	Sidney, Nebraska
Campus Footprint:	450,000+ sq ft across two Class A industrial buildings
Potential Uses:	Logistics, Manufacturing, Data Centers, Tech, and Food Processing

Key Highlights:

- ▶ 10MW of power (scalable to 20MW)
- ▶ 6" gas line
- ▶ Carrier-neutral fiber (gigabit speeds)
- ▶ Industrial-grade water/sewer
- ▶ Rail Access: BNSF, Union Pacific, and SLGG
- ▶ Interstate 80 frontage
- ▶ Minutes to Sidney Airport



Aggressive incentives



Financing, leasing, and custom build-out options



Workforce development partnerships

Contact Us

Address:	59 Properties LLC Sidney, Nebraska 69162
Phone:	308-250-1026
Email:	contact@59properties.com
Web:	www.59Properties.com



Building 1

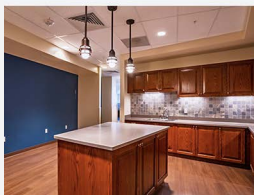
Flagship Office Space with Atrium, Data Center, and Dock Access

- ▶ ~300,000 sq ft across three levels
- ▶ Iconic two-story atrium entrance
- ▶ Dock-height loading for seamless operations
- ▶ Convenient access to I-80, hotels, and dining
- ▶ 750 KW generator & 5 UPS systems
- ▶ Multiple transformers for load flexibility
- ▶ Fiber-ready with 1G to 10G speeds
- ▶ 5 distribution closets across the Building
- ▶ 80 rooftop HVAC units and 3 cooling towers
- ▶ Specialized Liebert Cooling for data systems



Building 2

Modern, Flexible Office Space with Smart Infrastructure



- ▶ 160,000 sq ft across four light-filled floors
- ▶ Smart design meets daily efficiency
- ▶ 2x 1500 KVA transformers and 450 KW generator
- ▶ 160 KVA UPS for clean power
- ▶ Shared fiber conduit with Building 1
- ▶ 800 SF dedicated data room
- ▶ 4 x 105-ton rooftop units + split systems
- ▶ Smart environmental monitoring and controls

On-Campus Vacant Lots

- Lot 1** 3.78 Acres with Elevated Views and Corporate Adjacency
Strategic Site for Specialized Development
Shared Regional Resources
- Lot 2** 11.63 Acres of Development Opportunity next to Cabela's HQ
Prime Location with Infrastructure Proximity
Utility Connectivity Nearby



On-Site Utility Advantage

Power	10MW existing, scalable to 20MW	Industrial load-ready with room for growth
Gas	6" high-pressure mainline	Ideal for large-scale heating or manufacturing
Fiber	Carrier-neutral access	Redundant, gigabit internet access
Water/Sewer	Municipal with industrial flow	High-volume, EPA-compliant capacity
Rail	BNSF, Union Pacific, and SLGG	National & short-line rail coverage
Location	Western Nebraska utility networks	Low cost, fast permitting, industrial legacy

Rail & Transportation Infrastructure

Three-Rail
Advantage

BNSF Railway | Direct national freight network
Union Pacific | Primary western rail corridor
Sidney & Lowe Railroad | Local switching & transload



Additional
Connectivity

Interstate 80 frontage with high-volume truck access
Sidney Municipal Airport: 10 minutes
Denver International Airport: 2.5 hours



Rail-served sites available now. Custom transload design available.

Sidney Municipal
Airport

Featuring a clean terminal with restrooms, shower, Wi-Fi, snacks and a business-ready conference room

Airport
Specs

- ▶ 6,000' x 100' concrete runway for small to midsize jets
- ▶ LPV & LNAV instrument approaches for all-weather reliability
- ▶ ASOS weather station on-field
- ▶ Snow removal, plowing, and UNICOM-activated lighting
- ▶ Large ramp and tie-downs for transient and based aircraft

FBO
Services

- ▶ Jet-A and Avgas fueling
- ▶ Heated overnight hangars
- ▶ Ground services: GPU, deicing, lavatory
- ▶ Aircraft maintenance and courtesy cars

Strategic Impact: Executive travel, air freight, investor visits, and last-mile air logistics



What Makes Sidney a Perfect Fit?

Workforce & Training Support

- ▶ OJT reimbursements (50–75% wage offset)
- ▶ Apprenticeships and Incumbent Worker Training
- ▶ Custom curriculum with local community college
- ▶ Leadership, compliance, and safety training
- ▶ Soft skills + tech certification available onsite or virtual

Community & Quality of Life

- ▶ Trails, parks, golf course, and aquatic center
- ▶ Housing-ready lots at The Ranch subdivision
- ▶ Childcare access + youth activities
- ▶ Modern hospital + long-term care options
- ▶ Low crime, community pride, and vibrant local events

Incentives & Financing

Local Incentives *City of Sidney*

- ▶ Economic Development Fund (LB840)
- ▶ Custom lease & build-out terms from 59 Properties
- ▶ Owner financing options available for qualified buyers, including low/no money down and deferred payments
- ▶ Relocation support for workforce and management

State Incentives *Nebraska*

- ▶ ImagiNE Nebraska Program
- ▶ Site & Building Development Fund
- ▶ CDBG Funds for economic development

Success Stories

"Sidney offered a perfect mix of cost savings, infrastructure, and community support to grow our operations with confidence."
Nelnet Leadership Team

"We came for the affordability and stayed for the people."
Mark Peterson, WTA