

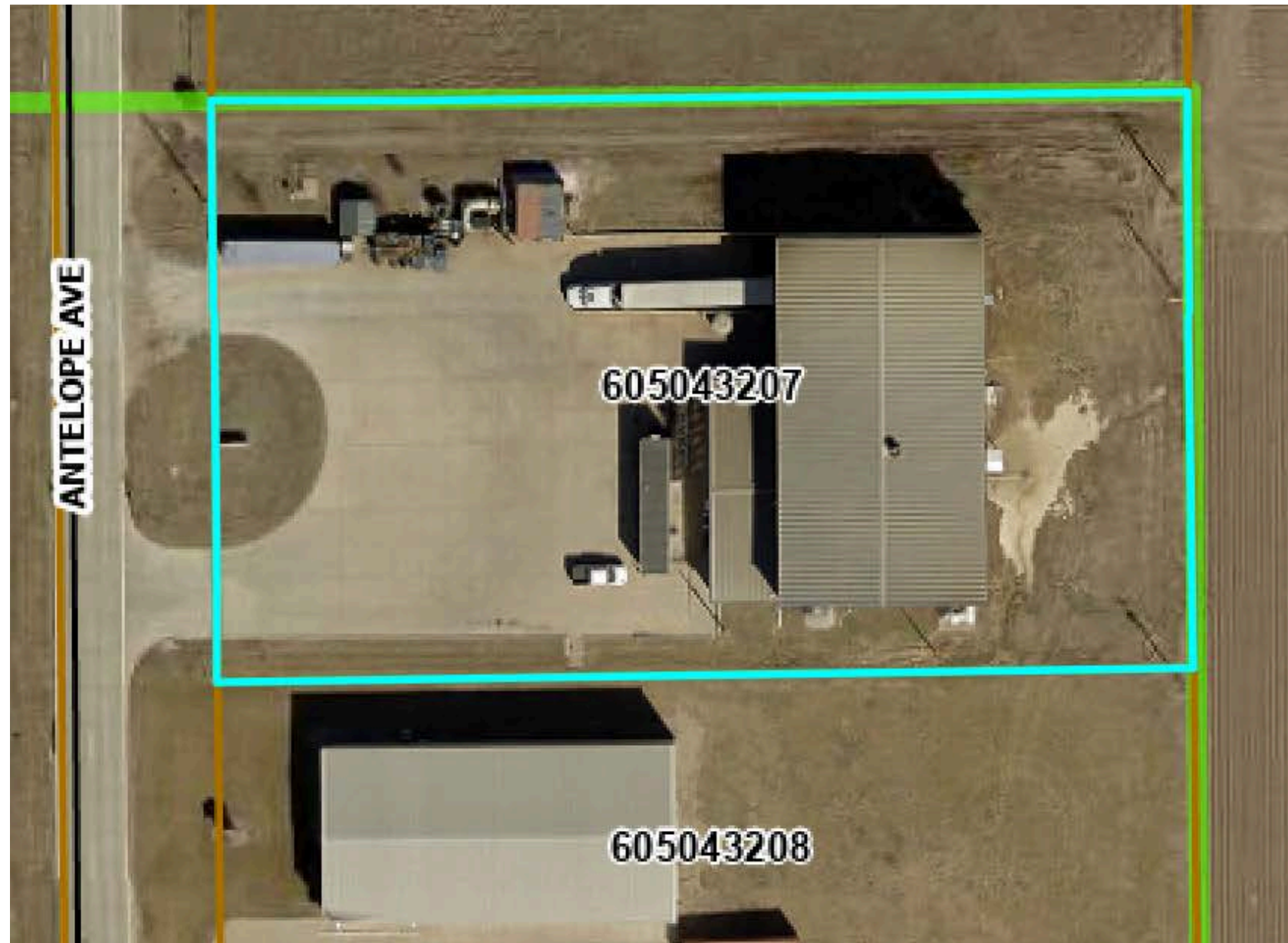


INDUSTRIAL MANUFACTURING FACILITY

3521 ANTELOPE AVENUE, KEARNEY, NEBRASKA

10,475 SF INCLUDING 8,750 SF OF INDUSTRIAL SPACE + 1,725 SF OF OFFICE SPACE

\$1,390,000



PARCEL MAP (1.539 ACRES)



AERIAL VIEW

AGENT COMMENTS

Industrial Manufacturing facility with LOTS of power and air handling/scrubbing capabilities!

Amenities include:

- Incoming electrical service of 1,600 Amp, 480V / 277V, 3-Phase, with multiple breakers, plus secondary transformer and secondary panel
- 25' minimum interior clearance
- Catwalk and stairs remain inside the building along with 3 storage containers outside
- Built-in 12,500 lbs capacity ceiling height hoist/crane rail
- 3 overhead doors, including 2 truck loading wells with dock-height doors
- Full fire suppression system

PROPERTY DETAILS



**MORE DETAILS AVAILABLE
UPON REQUEST**

Address:	3215 Antelope Ave, Kearney, NE
Price:	\$1,390,000
SQFT:	10,475 (8,750 Industrial + 1,725 Office)
Zoning:	M-1
Incoming Service:	1,600 Amp, 480V / 277V, 3-Phase, with multiple breakers, plus secondary transformer and secondary panel
Construction:	Chief building completed in 2010
Interior Clearance:	25' Minimum
Crane:	Built-In 12,500 lbs capacity ceiling height hoist/crane rail
Equipment:	Catwalk and Stairs remain inside along with 3 Storage Containers outside

PLATTE RIVER COMMERCIAL PARK SIXTH ADDITION
AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of Government Lot Two (2) and part of Government Lot Four (4), located in Section Thirty-two (32), Township Nine (9) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of Government Lot 2 and assuming the West line of said Government Lot 2 as bearing NORTH and all bearings contained herein are relative thereto; thence NORTH on the West line of said Government Lot 2 a distance of 1162.1 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being the Northwest Corner of Platte River Commercial Park Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence continuing NORTH on the West line of said Government Lot 2 a distance of 361.1 feet; thence N 89°49'06" E a distance of 376.0 feet; thence SOUTH parallel with the West line of said Government Lot 2 a distance of 380.21 feet to the Northeast corner of Lot 1, Block 1, Platte River Commercial Park Fifth Addition; thence S 89°49'06" W and on the North line of said Platte River Commercial Park Fifth Addition a distance of 316.0 feet; thence North and continuing on the North line of Lot 1, Block 1, of said Platte River Commercial Park Fifth Addition a distance of 20.0 feet; thence S 89°49'06" W and continuing on the North line of Lot 1, Block 1, of said Platte River Commercial Park Fifth Addition a distance of 60.0 feet to the place of beginning. Containing 3.26 acres, more or less, of which, 0.274 acres, more or less, are presently being used for road purposes on the West side.

SURVEYOR'S CERTIFICATE

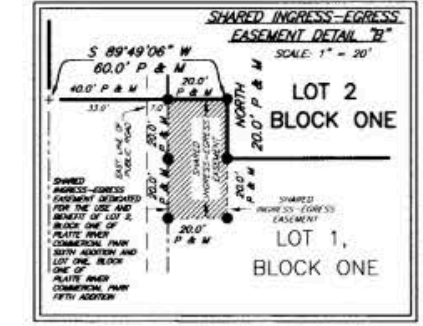
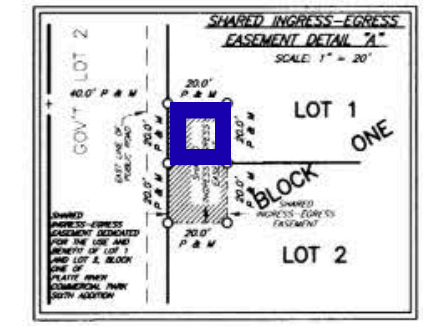
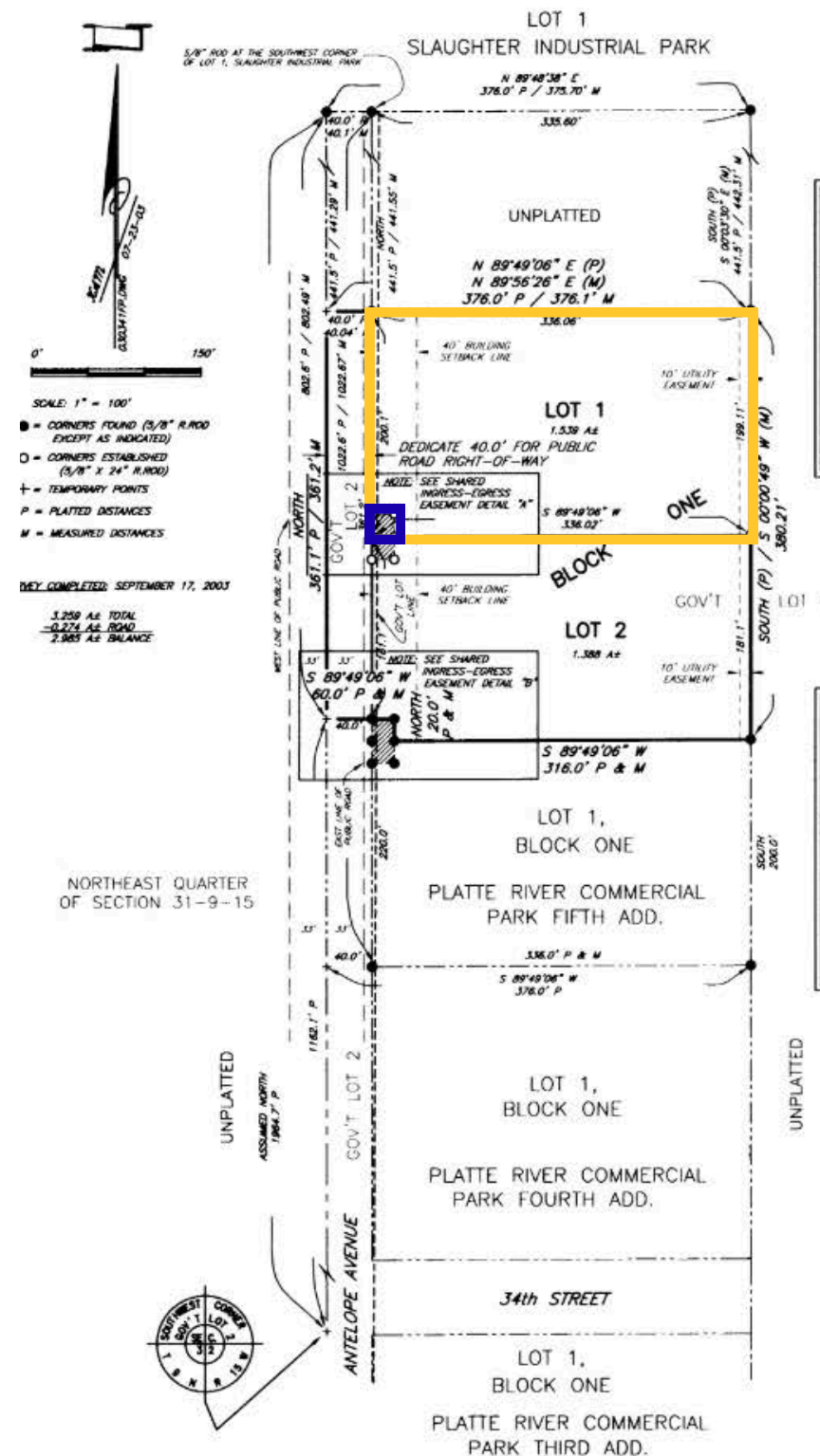
I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "PLATTE RIVER COMMERCIAL PARK SIXTH ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska as shown on the above plat, Rick S. Garvue, Nebr. Reg. L.S. No. 591, Party Chief, that the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that survey was made with reference to known and recorded monuments.

(S E A L)

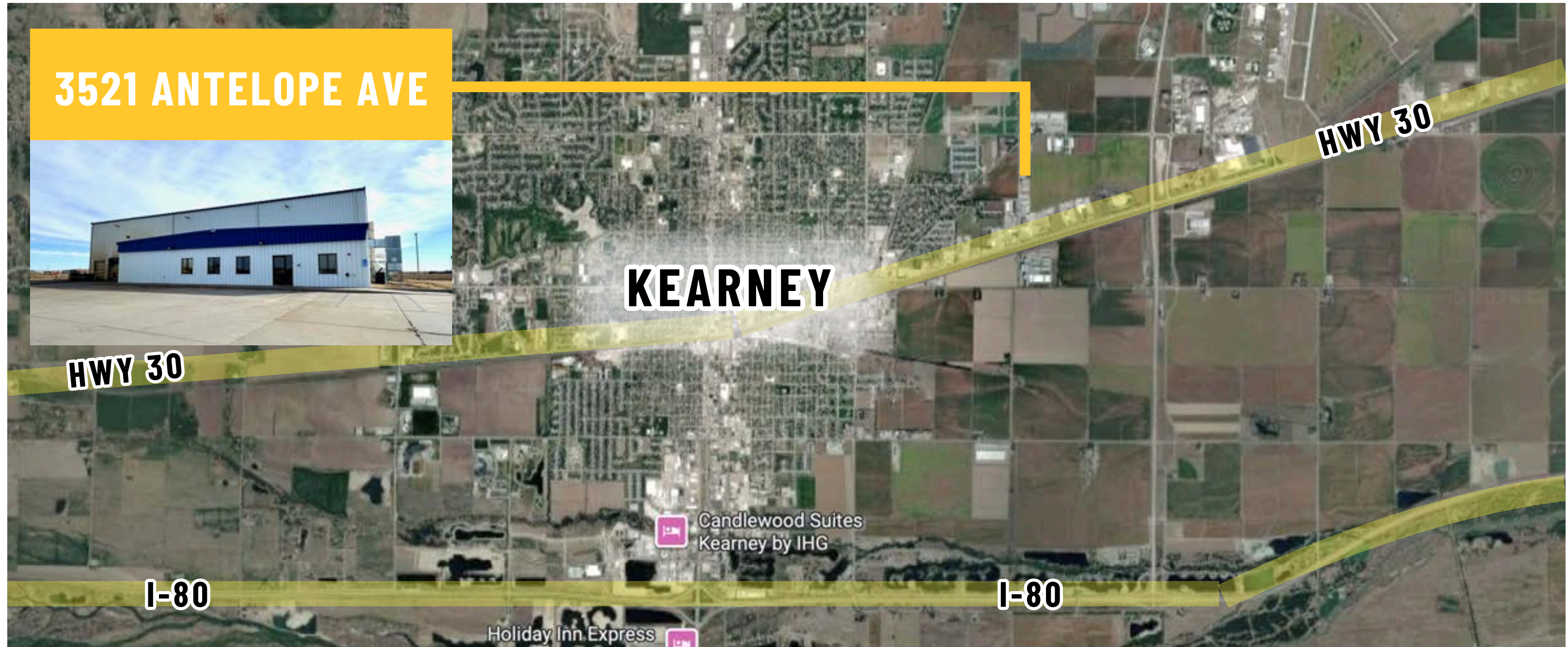


BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey
Mitchell W. Humphrey, President
Nebr. Reg. L.S. No. 492



PLAT MAP 1



MAP 1



MAP 2







Trade Area Report

Kearney, NE 68845



Trade Area Summary

Attribute Summary for Kearney, NE 68845

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$72,771	31.1	22,342	In Style
<small>Source: 2024/2029 Income (Esri)</small>	<small>Source: 2024/2029 Age: 5 Year Increments (Esri)</small>	<small>Source: 2024 Age: 1 Year Increments (Esri)</small>	<small>Source: 2024 Tapestry Market Segmentation (Households)</small>

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

Top Tapestry Segments	In Style	College Towns	Middleburg	Emerald City	Green Acres
% of Households	2,890 (33.5%)	1,463 (16.9%)	1,458 (16.9%)	1,102 (12.8%)	686 (7.9%)
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 w/No Kids	Singles	Married Couples	Singles	Married Couples
Average Household Size	2.32	2.06	2.69	2.04	2.64
Median Age	41.7	26	37.6	37.7	43.8
Diversity Index	51.5	65.4	60.4	59	38.5
Median Household Income	\$97,100	\$49,000	\$83,700	\$88,700	\$103,400
Median Net Worth	\$354,300	\$14,500	\$277,100	\$179,100	\$537,400
Median Home Value	\$390,100	\$309,500	\$306,900	\$456,900	\$374,800
Homeownership	69.8%	26.2%	76.1%	51.2%	88%
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

Trade Area Report

Kearney, NE 68847



Trade Area Summary

Attribute Summary for Kearney, NE 68847

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$61,390	37.2	18,731	Bright Young Professionals
<small>Source: 2024/2029 Income (Esri)</small>	<small>Source: 2024/2029 Age: 5 Year Increments (Esri)</small>	<small>Source: 2024 Age: 1 Year Increments (Esri)</small>	<small>Source: 2024 Tapestry Market Segmentation (Households)</small>

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

Top Tapestry Segments	Bright Young Professionals	Down the Road	Set to Impress	Manufacturing Traditions	Comfortable Empty Nesters
% of Households	1,968 (25.5%)	1,029 (13.3%)	917 (11.9%)	680 (11.4%)	710 (9.2%)
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	2.37	2.69	2.06	2.42	2.48
Median Age	34.7	36.6	35	39.1	46.4
Diversity Index	76	79.9	72.9	60.9	47
Median Household Income	\$74,200	\$56,000	\$49,300	\$68,900	\$97,600
Median Net Worth	\$102,300	\$130,000	\$21,100	\$199,800	\$509,700
Median Home Value	\$337,700	\$178,200	\$244,500	\$201,400	\$323,300
Homeownership	45.9%	67.7%	30.1%	72.1%	87.4%
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, COOs, 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



BRANDON BENITZ

COMMERCIAL & INVESTMENT REALTOR

Century 21 Midlands
(308) 224-9527
brandon@c21midlands.pro

- 2025** **TOP 10%** SALES AGENT for C21 in Nebraska
- 2024** #1 Sales Agent for C21 in Nebraska
- 2023** top 5% of C21 Commercial Agents
- 2022** top 25% of C21 Agents Worldwide
- 2021** top 3% of all New C21 Agents