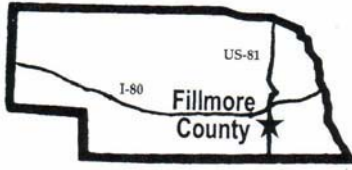


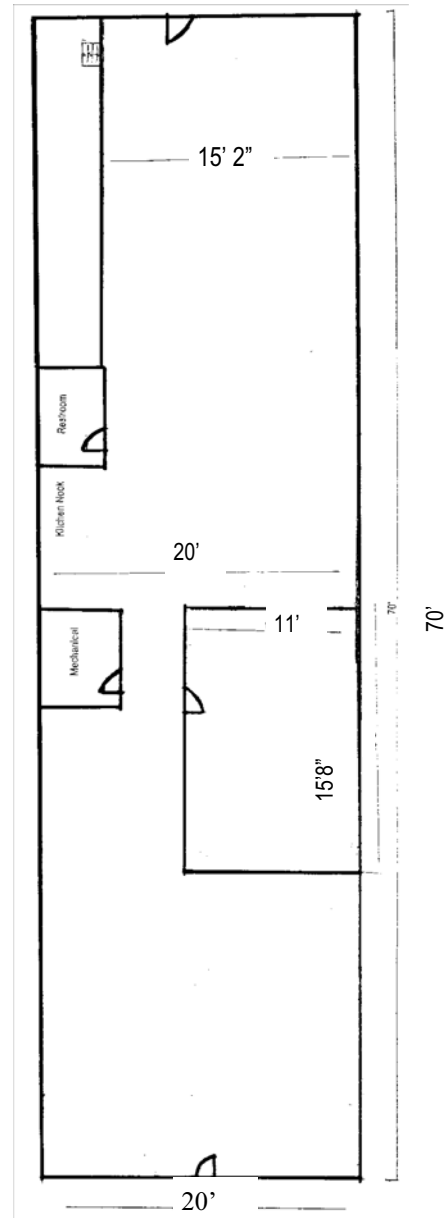
1400 Sq. Ft. Available Commercial Property

Fairmont, Fillmore County, Nebraska

www.fillmorecountydevelopment.org



Population	Fairmont	691	616*
2000	Fillmore County	6,634	5,962*
2009 Estimate	Labor Market	87,458	82,212



526 6th Avenue, Fairmont, Nebraska

Finished office on north side of the ground floor.

- Approximately 70' x 20'
- Large office entry
- Center conference room
- Large multi-purpose back room
- Single toilet bathroom
- Small kitchen nook
- Heating and Air Conditioning
- Utilities to building

FLOOR PLAN
Rough Draft-approximate

FAIRMONT, NEBRASKA

Building Specifications

Location:	526 6 th Avenue
Description:	1,400 Sq. Ft of office space on the North side of the ground floor. It has a large office entry, a center conference room, and a large multi-purpose back room. There is a single toilet bathroom and a small kitchen nook.
Features:	Street parking.
Land:	Lots 4890490 Original town Fairmont, Nebraska
Zoning:	Commercial
Previous Use:	Office. Storage
Protective Services:	Fire Insurance classification 7, ¼ mile to 32-member volunteer fire department, 24-hour sheriff's patrol, part-time local police

Utilities

Electricity:	Village of Fairmont; 120 kV primary voltage, 3 phase, 34.5kV transmission voltage, 4.16kV distribution voltage, dual feed available from one substation
Natural Gas:	Black Hills Energy; 4" main, 55 lbs. Pressure
Water:	Village of Fairmont; 6" main, 59 lbs. static pressure, 52 lbs. residual pressure, village elevated storage with capacity of 200,000 gallons
Sewer:	Village of Fairmont; 8" main, 40' from site, lagoon system, storm drainage system
Telecommunications:	Windstream Communications; eight miles to nearest central office located in Geneva, served by fiber ring; ADSL, DSL, and ISDN are available

Transportation

Highways:	U.S. Highway 81 (four-lane) within one mile from building; U.S. Highway 6 is ¼ mile from building; Interstate 80 is 15 miles North of Fairmont
Railroads:	BNSF Railway Company: main line ¼ mile from building
Airport:	Fairmont State Airfield; 4,400' lighted and hard-surface runway, 3 miles
Commercial Air Service:	Lincoln Airport; 55 miles (55 minutes) Eppley Airport in Omaha, 120 miles (120 minutes)

Other

Owner:	Pomivus, LLC
Lease Price:	\$.45/sq. ft./month - Negotiable
2010 Tax Rate:	\$2.200242 per \$100 of actual value

Contacts

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