



Twin Cities Development Association, Inc.

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Agromac Building

Gering, Nebraska



The Scotts Bluff County/Gering area is big enough to accommodate and allow your business to grow and be profitable, although small enough that your employees, families, and company would be very important to the community.

Agromac Building

**Available Building with Crane Ways and Rail Access into the Building
For Lease or Sale**



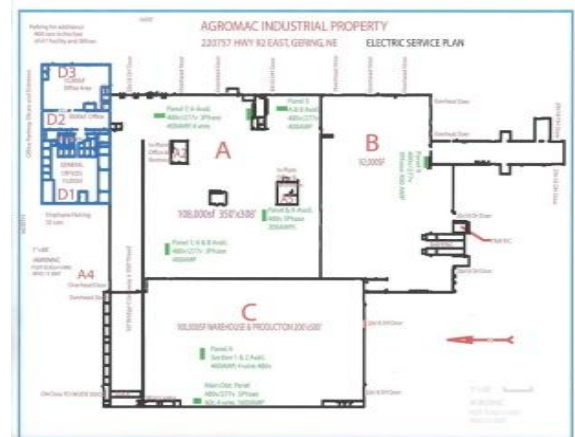
**330,000 Square Foot Buildings on 32.5 Acres
Gering Industrial Park
220757 Highway 92 E, Gering, NE 69341**



Agromac Building

Features

- Fully heated throughout with suspended gas-fire units, make-up air units
- Office space is air-conditioned
- Entire facility is wet-sprinkled: fire protection system; security light all sides
- In-ceiling lighting throughout, suspended lighting in plant
- Easy access to parking to all entrances, parking for 400 – 500 vehicles
- 3 (in-floor) docks inside building with dock-levelers
- Several in-plant mezzanine offices to observe plant/warehouse operations
- Many crane ways throughout the facility, some with bridge cranes
- One 10 ton bridge crane with 50' span, 350' travel and 17'6" under hook ht.
- Multiple overhead doors: 10' to 20" wide
- Offices include Executive Offices, private offices
- 180 sq. ft meeting room, Break Rooms
- Fully ADA accessible
- Flag pole



Specifications

- Main Structure is a 200,000 sq. ft. tilt-wall concrete building built-in 1968
- Ceiling height: 24' clear under structure steel
- Adjoining 100,000 sq. ft. steel building (200'x500') built in 1978
- Ceiling height 25' clear at the eave: 34' at the peak
- Offices adjoining main structure 30,000 sq. ft.
- 32.5 acres of security-fenced land



Scottsbluff and Gering North-South and East-West Transportation Corridor

Nebraska State Highway 92 adjacent to North side of property. One-Quarter ¼ miles east of Agromac are On-Off- Ramps to the Heartland Expressway, the North-South Super-4 lane highway that connects to Interstate 80 (South) and Rapid City, SD and Interstate 90 to the North.

The North/South Corridor includes the designated Heartland Expressway from Mexico to Canada. The Corridor runs right through Scottsbluff and Gering, NE on Highway 71/Highway 385 and is a natural stopping point as it is a geographical “half-way” point.

The East/West Corridor is on Interstate 80 that runs from the East Coast of the United States to the West Coast. Transportation of product to market can usually be completed in less than 1 to 2 days shipping by truck to most locations in the United State.

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Please Contact Us for More Information!

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