



*Twin Cities Development Association, Inc.*

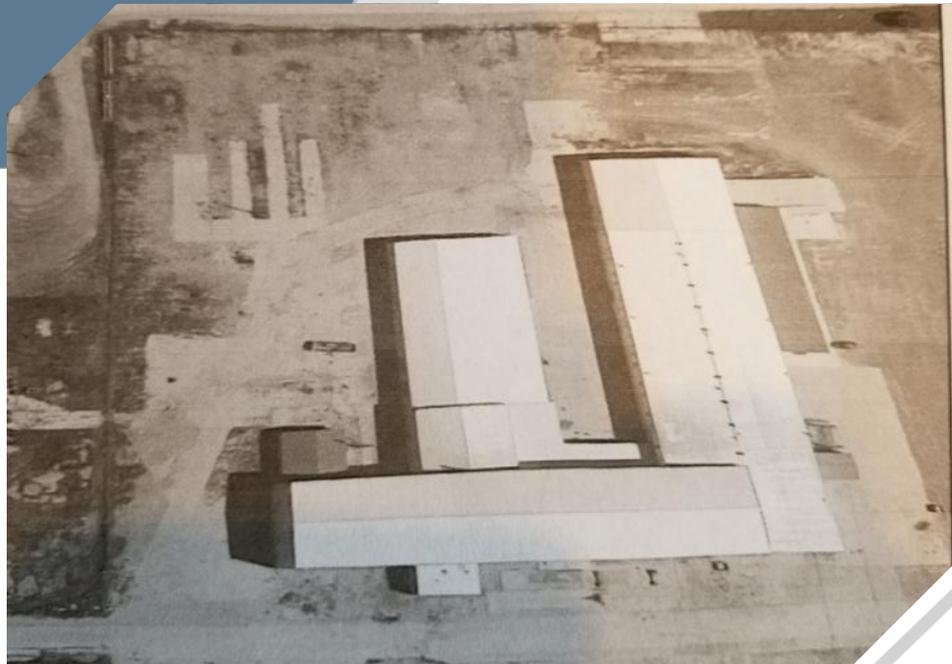
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**Paul Reed Building**  
Gering, Nebraska



*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.*

# Paul Reed Building

**Develop/Owner: Paul and Adam Reed**  
**Contact: Mark Knaub, AFR Holdings**  
**Address: 130900 Lockwood Rd., Gering, NE 69341**

This building is available for lease by Paul Reed/AFR Holdings. The building has over 4050 sq. ft. available for office space and 33,120 sq. ft. for assembly/light manufacturing space available. The owners will work with the lessor to lease any amount of space they need for initial stages of set up and growth. The office area features large offices, restrooms, and a lobby area with a main entrance.

The light manufacturing/assembly area features overhead doors, loading docks, potential for access to the cranes and crane ways with some recertifications, the facility has two electric sub-stations and has the capacity of 4-400 amp services to the building for your requirements, water wastewater/sewer and natural gas already located in the building. Fiber communications is available to connect less than one-half mile to the facility.

Key location features include less than one mile from Highway 77 By-pass which is a 4-lane highway north and south that directly connects to Interstate 80 at Kimball, NE (45 miles) and to Denver (200 miles). Highway 77/385 is the main north/south corridor highway that runs from Mexico through the United States to Canada.

The developer also has 23 acres available just south of this proposed building and they are open to working with you to start your business in the proposed building and at any time can build you a customized building on the number of acres you would require for your future growth.

## Terms

\*Rent: 45 cents per sq. foot, with great flexibility for the amount of sq. ft. you require

\*Utilities (the current lessor is paying 15 cents per sq. foot) with a new lessor we would need to establish the usage and adjust it to the correct level.

\* Lease term based on the RFI would be 5 years.

\* Overhead lifting equipment in the building is not currently certified and would be the lessor's responsibility to have it inspected and certified before using.

\* Office space is available and normally costs about 15 cents per sq. foot additional cost or 60 cents per sq. foot. Depending on how much is needed.

\* In the event that we find a buyer for the building we would find the lessor a suitable building or build to suit on that property.

This building is for sale to the lessor. All current leases allow us to relocate the lessor with 30 days' notice.

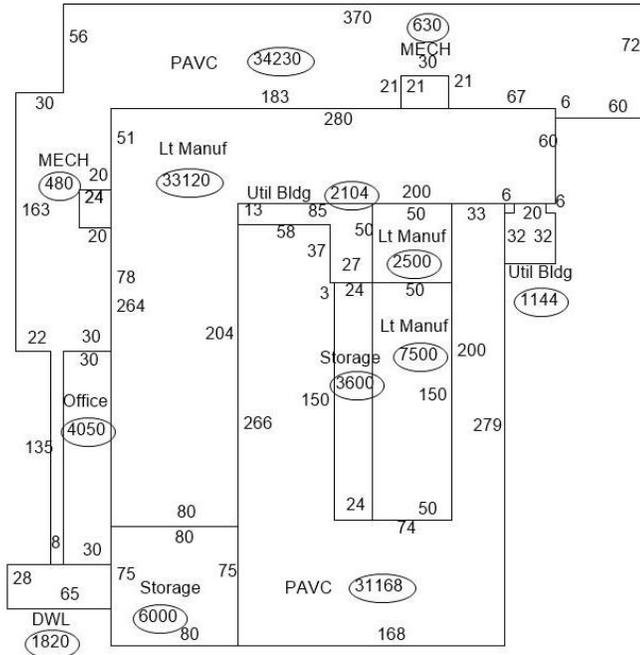
Other details:

Multi-tenant building and in an industrial building

Lease terms:

The building is located in the Gering Industrial Park and has many businesses located in the park.

# Paul Reed Building



**Metal construction**  
**Floors: Industrial grade (6 inch reinforced concrete)**  
**Building owners will work with prospect to fit a light paint operation, including retrofitting roof/façade with exhaust system.**  
**Fiber communications is located less than one-half mile to the building.**



# Paul Reed Building

## Building Facing East



## Assembly Area

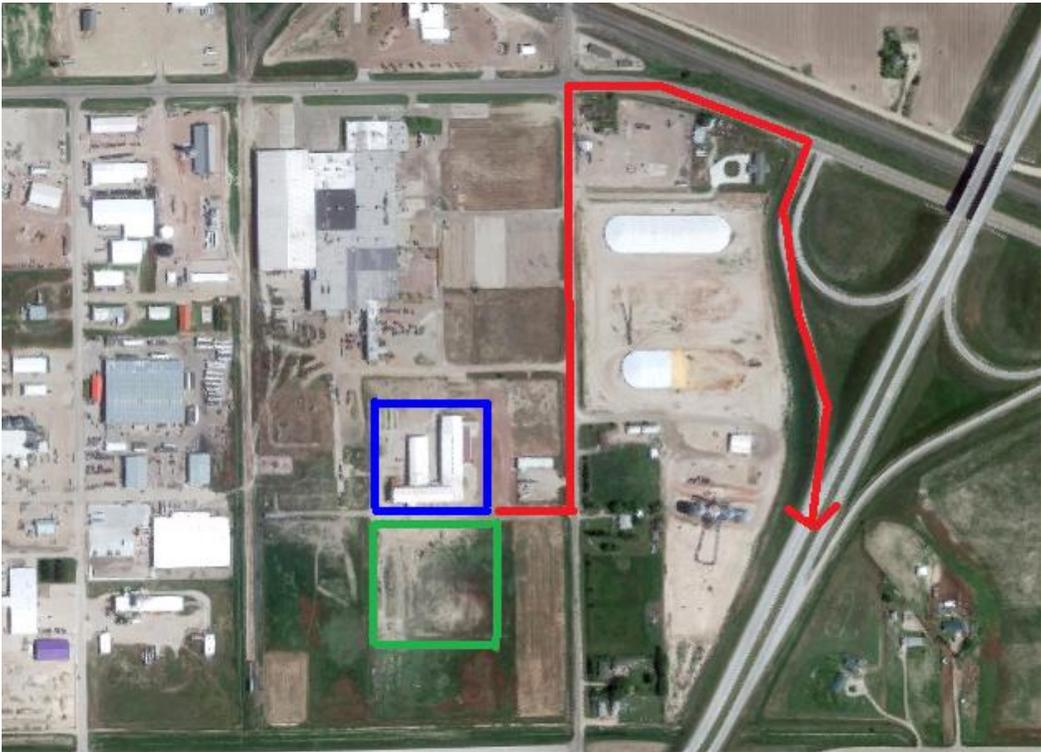


# Paul Reed Building

## Office Area



## Satellite View



**Blue:** Proposed Building  
**Green:** Future growth when needed includes 23 acres  
**Red Line:** Distance to 4-lane Highway 77 (Less than 1 mile)



## 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.