



**Grand Island Area Economic Development Spec Building
50,000 square foot
in ideal industrial location**

**Location: 4705 Gold Core Drive
Grand Island, Nebraska**

Building Specifications:

- 50,000 sq. ft., 200' x 252'-2" x 26' Pre-engineered Metal "Shell Only" Building
- All infrastructures are in place!
- North End Wall is Expandable
- South End Wall Non-Expandable
- South End Wall Will Be Dock Ready
- 100' Columnar Span
- Main Frame Columns Designed for Lateral Loads of 10 Ton
- 25' End Wall Columnar Span
- 1/2 / 12 Roof Pitch
- Roof Load is 20 PSF w/Tributary Reduction
- Building sits on 6.88 acres and is rail accessible.
- Just off US Highway 281 to the East; 2-1/2 miles from Interstate 80;
And one mile from US Highway 34

The picture depicts a completed building with office area, paving, landscaping and finished docks. These items are not included in reality. Building is a "shell only". No electricity, plumbing, concrete, or H.V.A.C.