

## Platte Valley Industrial Park East

Available Acres: 433.14

### Address:

Hwy 281 - 2.5 mi. N of I-80  
Grand Island, NE 68801 (Hall)

### Property and Area Description:

Owned by Grand Island Area Economic Development Corp. (GIAEDC) this park is unplatted allowing for larger projects, but has the ability to be subdivided and customized according to your needs. The park has been declared blighted and substandard, allowing for TIF. City infrastructure such as water, sewer, electricity, and a newly paved road are available onsite. Projects will need to tap into these available resources. Natural gas is also available. Rail lines serviced by Union Pacific Railroad are adjacent to the site allowing for rail expansion and utilization.

The GIAEDC welcomes negotiation of land purchase price and utility tap fees in order to expand and develop PVIP-E.

### Site Details:

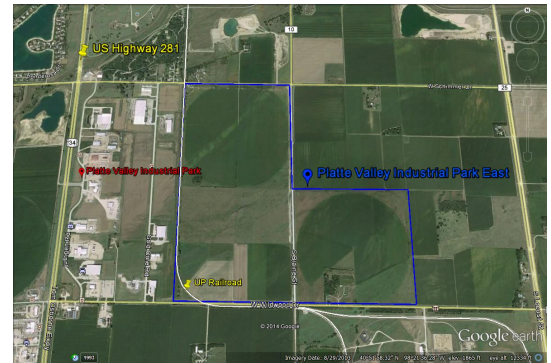
Available Acres: 433.14	Adjacent Avail. Acres: 140
Topography: Level	Setting: Industrial Park
Zoning: Agriculture, Industrial, Industrial- Heavy, Industrial-Light	Within City Limits: Yes

### Transportation:

Nearest Interstate: Interstate 80, two I-80 access pts.	Distance (miles): 3
Nearest 4-Lane Highway: US Highway 281	Distance (miles): 0.25
Nearest Commercial Airport: Central Nebraska Regional Airport	Distance (miles): 11.5
Rail Served: Yes	

### Utilities:

Electric Distribution: City of Grand Island  
Natural Gas Distribution: NorthWestern Energy  
Water: City of Grand Island  
Sewer: City of Grand Island  
Local Telecommunications Service: Charter Communications, Hamilton Communications, and NebraskaLink. Newly placed fiber optic connectivity developed in 2014.



### Contact:

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### Offering:

Sale Price: Negotiable  
Lease Rate (Sq. Ft./Per Year): Negotiable