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## Fairbury Warehouse

Property ID: 15324974

**Fairbury Warehouse**  
2302 L Street  
Fairbury, NE 68352  
County: Jefferson

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<b>For Lease</b>	<b>Active</b>
<b>Primary Type:</b>	Industrial Manufacturing
<b>Total Space Available:</b>	50,000 SF
<b>Building Size:</b>	50,000 SF
<b>Date Last Verified:</b>	1/14/2008
<b>Property ID:</b>	15324974

### Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	50000 SF	N/A	N/A	\$3.00/SF/Year	9/1/2008	Manufacturing	No
<b>Clear Ceiling Height:</b>			16 ft.	<b>Heating is available:</b>		Y	
<b>Cooling is available:</b>			Y	<b>Lighting is Available:</b>		Y	

### Additional Photos





**Additional Information**

**Property Description:**

Gorgeous state of the art industrial building located in Fairbury, NE-Just 50 minutes SW of Lincoln. Built in 2001. 50,000 sq.ft. available for sale or for lease. 30,000 sq.ft. of climate controlled space w/additional 20,000 w/radiant heat. 2 offices, 1 breakroom. restrooms, 16 ft high roof. 1200 AMP 3 phase power. 2 loading docks, multiple overhead door entries. Capable of building expansion onto add'l acreage.

**Location Description:**

50 Minutes SW of Lincoln

**Lot Size:** 7 SF

**Power is available:** 1200 Amp 3 PHASE

**Map**

**Demographics**

	<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2006 Male Population		1,718	2,084	2,190
2006 Female Population		1,907	2,300	2,401
% 2006 Male Population		47.39%	47.54%	47.70%
% 2006 Female Population		52.61%	52.46%	52.30%
2006 Total Adult Population		2,905	3,520	3,684
2006 Total Daytime Population		4,159	5,558	5,568
2006 Total Daytime Work Population		2,339	3,183	3,190
2006 Median Age Total Population		45	46	46
2006 Median Age Adult Population		52	53	53
2006 Age 0-5		230	273	285
2006 Age 6-13		312	371	389
2006 Age 14-17		179	220	234
2006 Age 18-20		146	176	185
2006 Age 21-24		226	261	270
2006 Age 25-29		162	187	194
2006 Age 30-34		132	154	160
2006 Age 35-39		138	165	174
2006 Age 40-44		226	278	296
2006 Age 45-49		243	296	314
2006 Age 50-54		276	337	353
2006 Age 55-59		283	345	363
2006 Age 60-64		151	185	197
2006 Age 65-69		144	178	188
2006 Age 70-74		170	207	216
2006 Age 75-79		184	227	236
2006 Age 80-84		186	225	232

2006 Age 85+	240	300	307
% 2006 Age 0-5	6.34%	6.23%	6.21%
% 2006 Age 6-13	8.60%	8.46%	8.47%
% 2006 Age 14-17	4.93%	5.02%	5.09%
% 2006 Age 18-20	4.02%	4.01%	4.03%
% 2006 Age 21-24	6.23%	5.95%	5.88%
% 2006 Age 25-29	4.47%	4.26%	4.22%
% 2006 Age 30-34	3.64%	3.51%	3.48%
% 2006 Age 35-39	3.80%	3.76%	3.79%
% 2006 Age 40-44	6.23%	6.34%	6.44%
% 2006 Age 45-49	6.70%	6.75%	6.84%
% 2006 Age 50-54	7.61%	7.69%	7.69%
% 2006 Age 55-59	7.80%	7.87%	7.90%
% 2006 Age 60-64	4.16%	4.22%	4.29%
% 2006 Age 65-69	3.97%	4.06%	4.09%
% 2006 Age 70-74	4.69%	4.72%	4.70%
% 2006 Age 75-79	5.07%	5.18%	5.14%
% 2006 Age 80-84	5.13%	5.13%	5.05%
% 2006 Age 85+	6.62%	6.84%	6.68%
2006 White Population	3,543	4,288	4,494
2006 Black Population	6	7	7
2006 Asian/Hawaiian/Pacific Islander	9	11	12
2006 American Indian/Alaska Native	23	26	26
2006 Other Population (Incl 2+ Races)	45	51	53
2006 Hispanic Population	75	86	88
2006 Non-Hispanic Population	3,551	4,297	4,503
% 2006 White Population	97.71%	97.83%	97.87%
% 2006 Black Population	0.17%	0.16%	0.15%
% 2006 Asian/Hawaiian/Pacific Islander	0.25%	0.25%	0.26%
% 2006 American Indian/Alaska Native	0.63%	0.59%	0.57%
% 2006 Other Population (Incl 2+ Races)	1.24%	1.16%	1.15%
% 2006 Hispanic Population	2.07%	1.96%	1.92%
% 2006 Non-Hispanic Population	97.93%	98.04%	98.08%
2000 Non-Hispanic White	3,781	4,563	4,778
2000 Non-Hispanic Black	3	3	3
2000 Non-Hispanic Amer Indian/Alaska Native	31	38	38
2000 Non-Hispanic Asian	n/a	n/a	n/a
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	1
2000 Non-Hispanic Some Other Race	n/a	n/a	n/a
2000 Non-Hispanic Two or More Races	8	11	15
% 2000 Non-Hispanic White	98.90%	98.87%	98.82%
% 2000 Non-Hispanic Black	0.08%	0.07%	0.06%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.81%	0.82%	0.79%
% 2000 Non-Hispanic Asian	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.02%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Two or More Races	0.21%	0.24%	0.31%

**Population Change**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2006 Total Population	3,626	4,384	4,591
2006 Total Households	1,670	2,010	2,097
Population Change 1990-2006	-293	-366	-406
Household Change 1990-2006	-78	-86	-92
% Population Change 1990-2006	-7.48%	-7.71%	-8.12%
% Household Change 1990-2006	-4.46%	-4.10%	-4.20%
Population Change 2000-2006	-242	-281	-293
Household Change 2000-2006	-30	-32	-33
% Population Change 2000-2006	-6.26%	-6.02%	-6.00%
% Households Change 2000-2006	-1.76%	-1.57%	-1.55%

**Housing**

	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	1,929	2,312	2,412
2000 Occupied Housing Units	1,702	2,041	2,131
2000 Owner Occupied Housing Units	1,203	1,454	1,526
2000 Renter Occupied Housing Units	499	587	605
2000 Vacant Housing Units	227	271	281
% 2000 Occupied Housing Units	88.23%	88.28%	88.35%
% 2000 Owner Occupied Housing Units	62.36%	62.89%	63.27%

% 2000 Renter Occupied Housing Units	25.87%	25.39%	25.08%
% 2000 Vacant Housing Units	11.77%	11.72%	11.65%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2006 Median Household Income	\$33,608	\$34,131	\$34,475
2006 Per Capita Income	\$23,990	\$24,422	\$24,455
2006 Average Household Income	\$52,089	\$53,266	\$53,540
2006 Household Income < \$10,000	122	147	154
2006 Household Income \$10,000-\$14,999	177	207	210
2006 Household Income \$15,000-\$19,999	208	246	255
2006 Household Income \$20,000-\$24,999	144	174	181
2006 Household Income \$25,000-\$29,999	94	112	116
2006 Household Income \$30,000-\$34,999	124	144	148
2006 Household Income \$35,000-\$39,999	91	108	112
2006 Household Income \$40,000-\$44,999	83	98	101
2006 Household Income \$45,000-\$49,999	144	171	180
2006 Household Income \$50,000-\$59,999	166	210	224
2006 Household Income \$60,000-\$74,999	186	230	243
2006 Household Income \$75,000-\$99,999	41	53	59
2006 Household Income \$100,000-\$124,999	39	47	48
2006 Household Income \$125,000-\$149,999	29	33	33
2006 Household Income \$150,000-\$199,999	17	24	24
2006 Household Income \$200,000-\$249,999	1	1	2
2006 Household Income \$250,000-\$499,999	3	5	7
2006 Household Income \$500,000+	n/a	n/a	n/a
2006 Household Income \$200,000+	4	6	8
% 2006 Household Income < \$10,000	7.31%	7.31%	7.34%
% 2006 Household Income \$10,000-\$14,999	10.61%	10.30%	10.01%
% 2006 Household Income \$15,000-\$19,999	12.46%	12.24%	12.16%
% 2006 Household Income \$20,000-\$24,999	8.63%	8.66%	8.63%
% 2006 Household Income \$25,000-\$29,999	5.63%	5.57%	5.53%
% 2006 Household Income \$30,000-\$34,999	7.43%	7.16%	7.06%
% 2006 Household Income \$35,000-\$39,999	5.45%	5.37%	5.34%
% 2006 Household Income \$40,000-\$44,999	4.97%	4.88%	4.82%
% 2006 Household Income \$45,000-\$49,999	8.63%	8.51%	8.58%
% 2006 Household Income \$50,000-\$59,999	9.95%	10.45%	10.68%
% 2006 Household Income \$60,000-\$74,999	11.14%	11.44%	11.59%
% 2006 Household Income \$75,000-\$99,999	2.46%	2.64%	2.81%
% 2006 Household Income \$100,000-\$124,999	2.34%	2.34%	2.29%
% 2006 Household Income \$125,000-\$149,999	1.74%	1.64%	1.57%
% 2006 Household Income \$150,000-\$199,999	1.02%	1.19%	1.14%
% 2006 Household Income \$200,000-\$249,999	0.06%	0.05%	0.10%
% 2006 Household Income \$250,000-\$499,999	0.18%	0.25%	0.33%
% 2006 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2006 Household Income \$200,000+	0.24%	0.30%	0.38%



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