

BRADFORD

BUSINESS PARK

The Greater Norfolk Economic Development Foundation would like to invite you to consider Bradford Business Park for your next phase of business expansion. Bradford Business park is a 140-acre parcel located at the northeast intersection of South 37th Street and West Omaha Avenue. The business park was master planned by Olsson and offers a variety of parcels and infrastructure well-suited for heavy commercial and light industrial activities.

PRICE

DEVELOPED - \$52,000/ACRE

UNDEVELOPED - \$40,000/ACRE

PROPERTY

The Bradford Business Park is a 140-acre parcel located at the northeast intersection of South 37th Street and West Omaha Avenue. The business park is owned by the Greater Norfolk Economic Development Foundation. The park offers a variety of different sized parcels and infrastructure well-suited for heavy commercial and light industrial activities.

ZONING

The site is inside Norfolk city limits and subject to City of Norfolk zoning. This site is zoned I-1, Light Industrial District.

ELECTRICAL

The electrical distribution system for the Bradford Business Park Subdivision in Norfolk includes 3-phase 7.2/12.47 kV underground backbone throughout the subdivision. This backbone will connect to a 3-phase 7.2/12.47 kV overhead distribution line extension that will be installed along Omaha Avenue on the south side of the subdivision.

The Subdivision is served from a 34.5/12.5 kV Substation that has 8.4 MVA of transformer capacity available. If additional 34.5/12.5 kV transformer capacity is required, the expected build out timeframe is 2 years.

The 115/34.5 kV Transmission Transformers that provide 34.5 kV service have 42 MVA available

capacity. More capacity can be provided including a full Transmission system build-out, but would require a minimum 4-year lead time and be contingent on a transmission study.

Services for the individual lots within the subdivision will be sized and installed as needed to meet the requirements of the customers.

NATURAL GAS

Natural gas service is provided by Black Hills Energy, Inc. Natural gas piping at Bradford Business Park consists of 4,200 feet of 6" P.E. pipe paralleling Omaha Ave., 6,800 feet of 4" P.E. pipe throughout phase I & II of the Park and 3,200 feet of 4" P.E. pipe from the Park north on 37th street to Highway 275 to complete the loop of the natural gas system.

WATER & SANITARY SEWER

The Bradford Business Park is serviced by the following:

Water - 8" & 10" mains

Sanitary Sewer - 10" & 12" mains

TELECOMMUNICATIONS

The below service providers have fiber infrastructure within the Bradford Business Park:

Stealth Broadband

Klint Arnold

402-347-1010

Klint.Arnold@stealthbroadband.com

ALLO

Kathy Carstenson, Business Sales Director

402-261-0932

kcarstenson@allophone.net

LEARN MORE

www.NorfolkNebraskaED.com