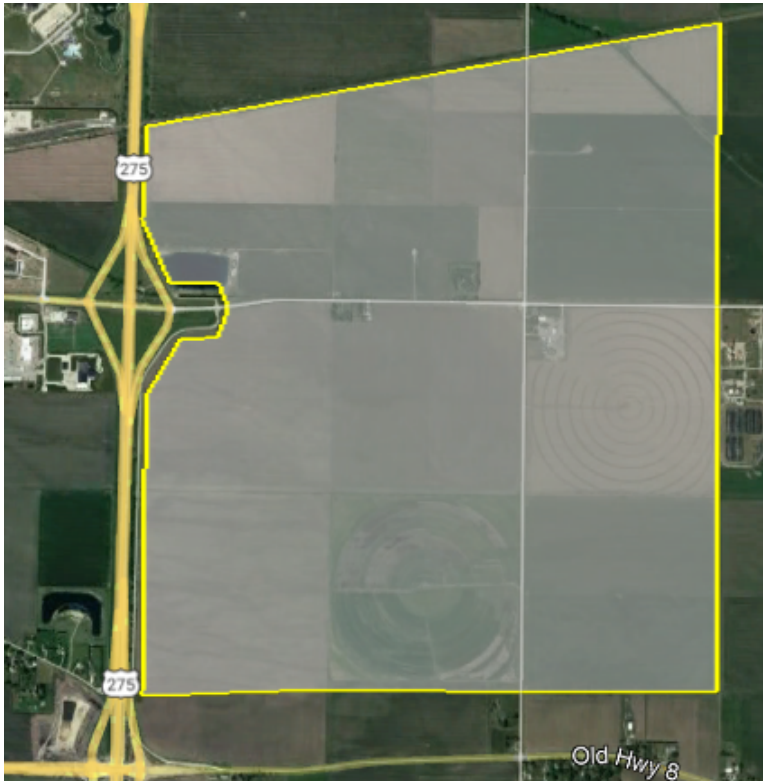


30+ COMMUNITIES THAT MAKE OMAHA - GREATER OMAHA

Fremont Inland Port Site

Fremont, NE

PROPERTY FEATURES



OVERVIEW

The Fremont Inland Port Site is located approximately 15 minutes from Northwest Omaha. The Fremont Logistics Hub provides up to 1,669 acres of flat ground along Highway 275/West Dodge Expressway. All utilities are present or within 1 mile. There is rail access to Union Pacific mainline on the north border of the site. This site was recently designated as a Inland Port Authority.

ACRES

Up to 1,669

CURRENT/PREVIOUS USE

Agriculture, Greenfield Site, Zoned for Industrial Development

GPS COORDINATES

Latitude: 41°25'37.83"N
Longitude: 96°26'4.98"W

PROPERTY BENEFITS AND TRANSPORTATION MAP

POWER

Municipally owned power generation and distribution; supplemental and back-up power through Omaha Public Power District

TOPOGRAPHY

Flat, level site

WORKFORCE

Over 1.3 million people within a 60-minute drive;
Omaha Area - 1,001,010;
Fremont - 26,500

ACCESS

Adjacent to Highway 275; Interstate 680 is 26 miles southeast of the site.

Rail service from Union Pacific Rail Road.

Within Foreign Trade Zone 19 jurisdiction to establish sub zone on-site.

INCENTIVES

Corporate income tax credits

Sales tax credits and refunds

Compensation credits and training grants

Personal property tax exemptions

Low interest or forgivable loans

Property tax exemptions



UTILITIES AND CONCEPT PLAN



UTILITIES

SEWER

Line Size & Location:
24' sewer line on site, site is adjacent to treatment plant. Industrial strength line available on select pads. 30'.

System Capacity:
Fremont Department of Utilities provides sewer; Plant capacity is 11.35 MGD; Average daily use is 4 GMD

WATER

Line Size & Location:
16" water line 2.5 miles west of the site.
System Capacity:
Fremont Department of Utilities provides water; 21 MGD capacity; average daily use is 4.6 MGD

TELECOM

Carriers:
Five fiber providers with diverse paths; 3 providers on site
Capacity:
10+ Gig Local & long haul

POWER

POWER COMPANY

Fremont Department of Utilities

CAPACITY

Site has local distribution with the ability to grow; city has 128 MW capacity with 40 MW Peaking Turbine; connected to Omaha Public Power District for additional capacity

GENERATION MIX

Coal fire generation; gas peaking turbine

RATES

Industrial Rates:
6 – 8 cents per kWh
Commercial Rates:
8 – 12 cents per kWh

CONTACT US

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