

30+ Communities that make Omaha – Greater Omaha

# SYRACUSE DUAL RAIL SITE

Syracuse, NE



## PROPERTY FEATURES

### SITE

This site offers dual access to UPRR and BNSF via the Arbor Rail Line. The line is owned by the Omaha Public Power District. The land is currently controlled by OPPD.

### ACRES

92.8

### PRICE

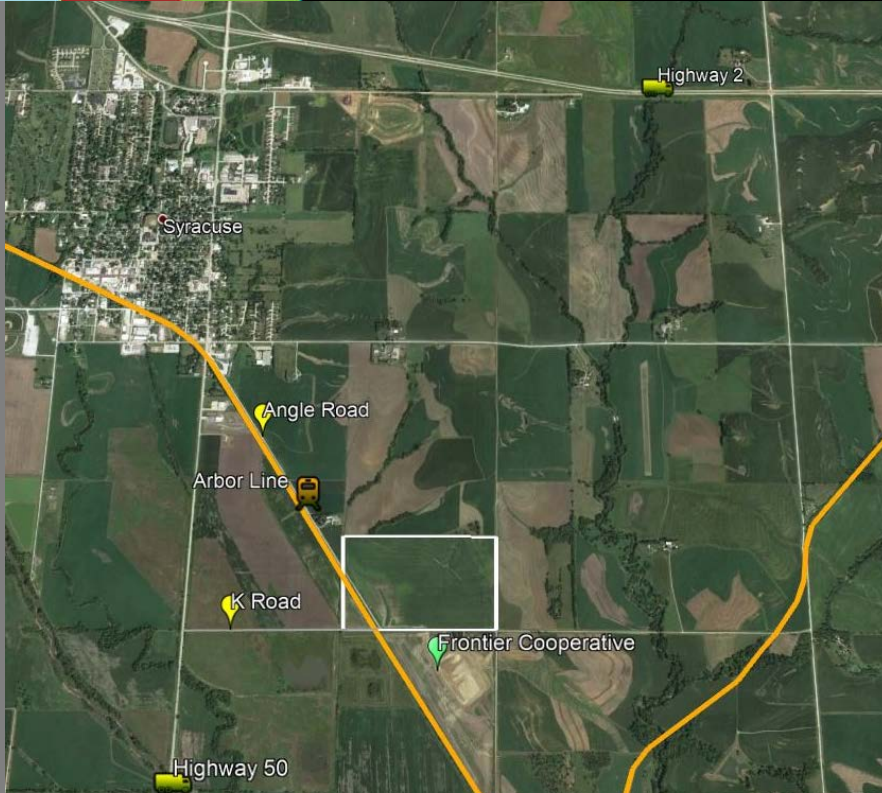
\$25,000

### CURRENT USE

Agriculture

### TARGET INDUSTRIES

Manufacturing, Distribution and Logistics



## PROPERTY BENEFITS

### POWER

Power supplied by Omaha Public Power District

### TOPOGRAPHY

Site is flat to rolling.

### ACCESS

NE Highway 2 is less than ¼ mile from the site and connects the site to I-80 (50 miles west) and I-29 (22 miles east).

### WORKFORCE

Nearly 1.3 million people within a 60-minute drive; Omaha CSA is 1,004,771

### INCENTIVES

Corporate income tax credits.

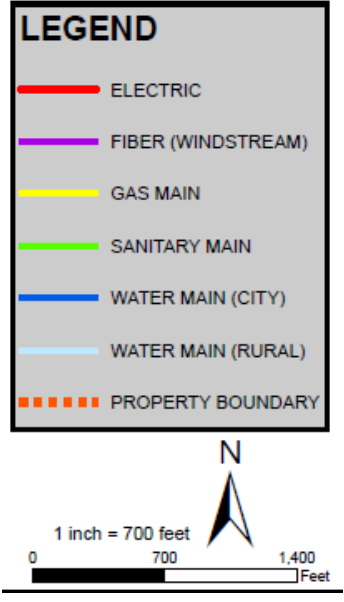
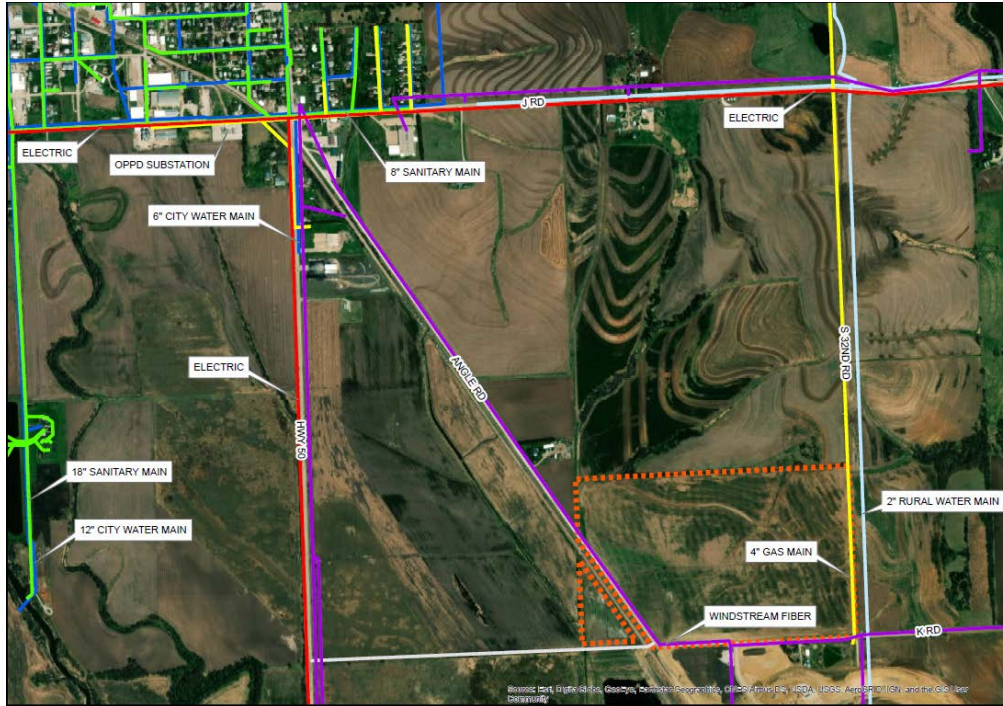
Sales tax credits and refunds.

Compensation credits and training grants.

Personal property tax exemptions.



# POWER & UTILITIES



## HEADER

### POWER COMPANY

Omaha Public Power District

### CAPACITY AND GENERATION MIX

2-5 MW's within 6-18 months

OPPD is currently at 40% clean and renewable energy. OPPD is working toward a goal of net-zero carbon production by 2050.

### WATER

Provider: City of Syracuse

### LINE SIZE AND CAPACITY

There is a 6" water line located 1 mile northwest of the site.

The City of Syracuse has capacity of 1,872,000 GPD. The Average daily consumption is 270,000 GPD with excess capacity of 1,602,000 GPD.

### SEWER

Provider: City of Syracuse

### LINE SIZE AND CAPACITY

There is a 8" line located 1 mile north of the site.

The City of Syracuse has capacity of 330,000 GDP. The average daily consumption is 255,000 GDP with excess capacity of 75,000 GDP.

### GAS

Provider: Nebraska City Utilities

### LINE SIZE AND CAPACITY

4" line located along east portion of the property. System upgrades may need to occur to meet client capacity needs.

## CONTACT US

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