Let Your Business Thrive

With low-cost energy, tax incentives and an ideal location, Fremont Business Park is the right decision.
Fremont Business Park is more than just business... it’s a lifestyle.
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Overview

The city of Fremont presents this Premiere 80-acre location primed for development suited for light manufacturing, R & D, data centers, software development, computer systems design, high-end customer service centers, technology licensing, finance and insurance related. Your business would enjoy low-cost energy, a favorable climate for outside air cooling, and proximity to Omaha’s workforce. Will Build to Suit for both lease and purchase.

Targeted Industries

With the help of Redevelopment Resources (Madison, WI), Greater Fremont Development Council used a data-intensive approach to identify the following target industries:

• Wood, Plastic & Metal Manufacturing
• Seeds & Oils Refining and Blending
• Food Manufacturing
• Other Animal Food Manufacturing

Site Upgrades

- 80 acres municipally-owned, shovel ready
- Fortunate proximity to Omaha means a highly abundant & educated IT workforce
- Redundant fiber on site; three fiber huts are located on the property and four carriers exist at or adjacent to property.
- 10MW power available with ability to grow with customer
- Power rates in the 4.5 to 4.9 cent range per kWh – Municipally-owned utilities
- Fixed rate period up to 5 years available per Nebraska State law and dependent on size and scope of project
- Municipality has two sources for power backup; NPPD & OPPD through automatic interconnect agreements
- Phase I Complete-Geotechnical & soil borings Complete - no wetlands
- Lenz site assessment complete
- Master Plan Completed by Nationally recognized engineering and design firm Olsson Associates
- Business Park zoning – includes data centers, technology-related businesses and light industrial
- Fast permitting and able to have project up & running quickly since City approval process completed
- Critical equipment and IT technicians are readily accessible for the company located in Fremont, Nebraska; 20 minutes west of Omaha and 50 minutes north of Lincoln
- Municipal Airport located 1 mile from the site & able to accommodate corporate jets
- Omaha Eppley International Airport located 40 minutes from site
General Site Information

- The Site’s location is as follows:
  West Boundary: North Yager Road
  North Boundary: Future 32nd Street
  East Boundary: Laverna Street
  South/Southwest: Existing development

- Three fiber huts (N.O.C.) on location

- Park consists of +/- 80 acres available for development.

- The Park consists of five parcels: Lots 1-3, Outlot A, and Outlot B.

- Lot 1, Outlot A, and Outlot B are owned by the City of Fremont.

The easements on this property are as follows:

- Permanent Utility Easement in favor of the City of Fremont across the South 40 foot of Lot 1 D. Schroeder’s Subdivision, from which portion of subject property is platted.

- Permanent Utility Easement granted to owner (City of Fremont)

- Easements and setback lines set forth within the Plat and Dedication of the Park.

- Easements granted by Plat and Dedication of the Park Replat of Outlot “A”.

[Map of the site showing North Yager Road, North Lincoln Ave, E 32nd Street, and the +/- 80 acres marked as available for development.]
Map and Location

Fremont, NE is located only 20 minutes West of Omaha and 40 minutes from the Omaha Eppley Airfield. In addition to being one of Nebraska’s larger communities, Fremont has the ability to draw from both the Omaha and Lincoln labor market. Fremont is positioned for progress, with quiet safe neighborhoods located comfortably close to big city amenities. This beautiful city offers economic and logistical advantages, including an abundant, high quality workforce and plentiful local resources, all of which allow companies to achieve long-term profitability in a city that boasts a positive environment for families, businesses and community organizations alike.
transportation infrastructure

Roadway Infrastructure

- The Park is located adjacent and immediately east of Yager Road, a two-lane paved urban roadway.
- The site is located 0.3 miles north of 23rd Street, a four-lane paved urban roadway. 23rd Street is also the Business Route of Highway 30 and serves as the primary east to west thoroughfare for the north extents of Fremont.
- The Park is located 1 mile east of State Highway 77, a four-lane urban highway that runs north/south through Fremont.
- The Highway 275 and Highway 30 roadway, also known as Lincoln Highway is a four-lane limited access roadway which bypasses Fremont to the north, east, and west. The nearest segment of this roadway is 1.5 miles from the site and is accessible via the roads referenced above.

Railroad Infrastructure

- Multiple mainline rails pass through one section of Fremont. The closest to the site is 1.1 miles from the Park.

Commercial Air Service

- Most corporate travel is accomplished through the Eppley Airfield airport in Omaha, Nebraska. It’s located four miles northeast of downtown Omaha and is a 40-minute drive from Fremont. Eppley is the largest airport in the State of Nebraska, with 4.1 million total passengers in 2014.
- Eppley Airfield Airport has 20 boarding gates and approximately 70-75 daily departures. It hosts flights from Alaska Skywest, American Airlines, Delta Air Lines, Frontier, Southwest Airlines, United Airlines, and U.S. Airways. This airport has non-stop flights to 20 cities.
- The Fremont Municipal Airport is 2.2 miles from the site and has a 5500 ft. runway able to accommodate most corporate jet aircraft. The Lincoln Airport is 55 minutes away from Fremont.
Electrical Service

- The electrical system in Fremont is owned and operated by the City of Fremont. The Fremont electrical system is tied to both the Nebraska Public Power District (NPPD) and the Omaha Public Power District (OPPD). Both these two systems provide back-up electrical service to the City of Fremont and the Park. The electrical system has been rated as excellent by local industries for reliability and service. The city operates its own power generating station capable of running on coal or natural gas independently from the grid. The total capacity of the system is 128 MW with an additional 40 MW peaking turbine. As of the writing of this report, a total electrical output of up to 10 MW is available.

- As stated above the local electrical system is tied to and backed-up by both the NPPD and OPPD networks. The NPPD substation has a 115 kV connection to the Fremont electrical system and the OPPD substation has a 69 kV connection to the local system. The Park is ring fed with 69 kV sub-transmission lines. Voltages available on the property are 69 kV, 13.8 kV, three phase 120/208 V or 277/480 V, and single phase 120/240 V.

- Fremont, being part of the only public power state in the country, has some of the lowest electric rates in the nation. Currently, electric rates in Fremont are between 4.5 – 4.9 cents per kWh. A fixed rate period up to five years is available per Nebraska State Law and is dependent on size and scope of project.

- If failure occurs at the Fremont municipal power plant, electrical service is continuous and is provided through Fremont’s two grid interconnections with the OPPD network where the closest power supply is provided by OPPD and NPPD.

The Elkhorn River Valley Transmission Project:

- Omaha Public Power District and Fremont Department of Utilities are working together to build a new transmission line between Dodge and Washington Counties.

- This project consists of a new 161 kV transmission line to be built between OPPD’s existing Substation 1226 (located near Hwy 91 and County Road 27) west of Blair, Nebraska and existing Substation 991 (located on U Boulevard and S. County Road 26) east of Fremont, Nebraska. A new 69 kV line will be built between Substation 991 and Fremont Department of Utilities existing Substation B (located on North Luther Road and US 30) in Northeast Fremont.

- This Project will improve system reliability on both the OPPD and Fremont transmission systems. Additionally, this will impact the Fremont Department of Utilities’ flexibility for planned outages and augment their ability to diversify their energy options, which includes renewables. As a Southwest Power Pool project, the Elkhorn River Valley Transmission Project will provide more reliability and the necessary capacity needed to serve future growth for both OPPD and Fremont customers, and enhance economic development opportunities in and around the Fremont area.

- Estimated completion date is set for 2018. For the latest information go to http://ervtransmissionproject.com
Sanitary Sewer

• The sanitary sewer system and treatment plant are owned and operated by the City of Fremont with a no strike contract.

• The collection piping system is a gravity flow system with one lift station. The lift station is equipped with redundant pumps.

• The treatment plant has a capacity of 11.35 million gallons/day (MGD) with an average flow of 4.48 MGD, a maximum flow of 5.13 MGD and a minimum flow of 2.41 MGD.

• Multiple sanitary sewer connection points exist within the perimeter of the Park. A 24-inch sewer pipe connects to the site.

Water

• The water system and water treatment plant is owned and operated by the City of Fremont with a no strike contract.

• Fremont has virtually an unlimited water availability. The site has a redundant municipal water loop with 70 PSI. The average water temp is 48-55 degrees Fahrenheit, which represents a significant savings in cooling costs.

• Thirteen wells provide the source for the city’s water system, for a total capacity of 21.6 MGD with an average daily use of 4.6 MGD.

• Two 30-inch redundant water mains exist from the well field three miles east of Fremont to the water treatment plant at 607 South Luther Road. Nine wells are in the well field, and four wells are within city limits, for a total of 13 wells.

• The pressure for the water system in the city is provided by pumps at the wells. Five million gallons of above ground storage tank capacity exists directly adjacent to the water treatment plant. The water treatment plant has three 400hp pumps for refilling the water tank. Only three outage events have occurred since 1998, each with a duration of less than 10 minutes.

• Four diverse possible connection points exist for the water supply at the Park, each within the perimeter of the site. The Site has a 20-inch water main as primary source for water to the Park.

• Water flow test results can be provided upon request. For further information, contact Johnny Dorn at jdorn@cresa.com.

The material in this marketing package has been compiled by Cresa Omaha from various sources considered reliable and has not been independently verified by Cresa Omaha. List of sources and contacts are located at the end of the marketing package. Prospective Lessee/Buyer should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee/Buyer.
Telecommunication Providers

**American Broadband:**
- Has a fiber hut placed in the southwest corner of the Park that is ring fed with a 48-strand fiber optic cable that comes from the east and north of the site.
- Plans to create at least three diverse fiber routes into the Park if necessary. The company is capable of providing 10 Gbps service to the site today and can expand that data rate if necessary.
- Is capable of providing Tier One interconnect in Omaha, Nebraska on diverse routes or, as differentiator, directly to several other major U.S. cities without intersecting through the colocation facility at 1623 Farnam in Omaha, Nebraska.
- Actual test results taken from the fiber hut at the site to the colocation facility at 1623 Farnam show zero packet loss and a minimum ping time of 5 milliseconds, an average ping time of 11 milliseconds, and a maximum ping time of 219 milliseconds.

**Great Plains Communications:**
- Great Plains Communications has multiple rings of fiber optic cable and a fiber splice vault directly adjacent to the southwest corner of the Park. Their fiber runs throughout the City of Fremont on two separate routes heading in and out of town. The company’s network can scale from 10mb to 100mb to 1 gig even up to 10 gig of bandwidth at the site. Great Plains has tested 100 gig of transport between Omaha and Denver. Connectivity to Tier One Internet carriers in Omaha, Nebraska, Norfolk, Nebraska, Cheyenne, Wyoming, Denver, Colorado (redundant route), Minneapolis, Minnesota, and Kansas City, Missouri is available.
- Great Plains Communications can provide an Ethernet Service Level Agreement that states it can deliver a monthly latency of less than 20 ms across the State of Nebraska, a monthly average packet loss of 0.1 percent and a monthly average Jitter of less than 10 ms (1-way), all to the colocation facility at 1623 Farnam Street in Omaha, Nebraska.
- The company also provides competitive, traditional telephone service as well as SIP trunks in Fremont, served over their reliable, high-speed fiber optic network.

**Time Warner Cable:**
- Has fiber optic capacity within 1,100 feet south of the Park.
- Fiber route travels southwest of Fremont to the Point-of Presence in Lincoln, Nebraska and the company can provide high bandwidth connectivity to other major U.S. cities from Lincoln, Nebraska without passing through the colocation facility at 1623 Farnam as most other carriers do.
- Service Level Agreement targets a latency of 50ms to its facility in Lincoln, with an end to end circuit availability of 99.97 percent uptime and a packet loss of less than 0.1 percent.

**CenturyLink:**
- Has fiber facilities within 1,100 feet south of the Park on North Lincoln Avenue.
- Can provide 10 Gbps bandwidth transport to the main colocation center at 1623 Farnam in Omaha.
Telecommunication Providers continued

**Neutral Path Communications:**
- Neutral Path Communications is a wholesale carrier neutral transport company, providing high count Dark Fiber, Carrier Hotel, Cross Connect and other services to providers of broadband services.
- Neutral Path uses the highest quality connections to meet and exceed the network deployment and performance requirements of our customers and end-users, which include: Tier 1 wireless service providers, local service providers, enterprise network operators and mission critical power generation and transport providers.
- We have direct connectivity to 1623 Farnam in Omaha and the 511 Building in Minneapolis, and access to their internet exchanges.

**Verizon:**
- Does not currently service the site. Verizon has said that it would service an end user. Verizon’s fiber is 1.1 miles west of the site.

Renderings provided by Olsson Associates and Greater Fremont Development Council.
The property is zoned as a Business Park (BP). This district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures, which can combine office, distribution, and limited industrial uses. They are characterized by extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings. The City of Fremont is updating its Unified Development Ordinance. For current code and official zoning map, contact the Fremont Planning Department.

Adjacent Land Use:
- NORTH: AG (Agricultural/Urban Reserve District)
- WEST: R-4 (High Density Residential District)
- SOUTHWEST: BP (Business Park)
- SOUTHWEST: CC/PD (Planned Development)
- SOUTH: LI (Limited Industrial District)
- SOUTHEAST & EAST: R-2 (Moderate-Density Residential District)
The city will work closely with the State to offer attractive job training funding, CDBG grants and business tax incentives to companies such as:

City of Fremont invests local LB840

The City of Fremont invests local LB840 funds for the purpose of attracting new industries and retaining or expanding existing businesses in Fremont. Funds are offered to businesses in the form of low or 0% interest loans and performance-based forgivable loans (grants), based on the creation of new jobs and investment in Fremont, Nebraska. The Nebraska Local Option Municipal Economic Development Act (LB 840, 1991) authorizes incorporated cities and villages to collect and appropriate local tax dollars (sales and/or property tax) if approved by the local voters, for economic development purposes.

For more information: http://fremontne.gov/595/LB-840

Economic Enhancement Fund:

The Economic Enhancement Fund is established to encourage population growth, new industries, and investment in the community in accordance with State of Nebraska Legislature. The Department of Utilities allocates up to $100,000 a year to be used to help with utility specific needs of a project if the company meets eligibility requirements. Businesses must provide matching funds for the project.

Tax increment financing (TIF) in Nebraska:

TIF is primarily designed to finance the public costs associated with a private development project. Essentially, the property tax increases resulting from a development are targeted to repay the public investment required by a project. TIF provides a means of encouraging private investment in deteriorating areas by allowing city governments to devote all property tax revenue increases to repay the public investment needed to attract development. Nebraska voters approved community tax increment finance (then known as community improvement financing) in November 1978 and the Unicameral passed enabling legislation in 1979. The legislature revised the TIF statutes in 1988, 1991, 1995, 1996, 1997, and 1999. Forty-five other states have authorized TIF.

For more information: http://www.neded.org/tax-increment-financing
The Nebraska Advantage Package

The Nebraska Advantage Package is Nebraska’s comprehensive economic development incentives that meet the needs of your expanding or relocating business. During the 2012 Legislative session, additional legislation was passed further enhancing Nebraska’s competitive incentives package. LB 1118 creates an additional tier 2 providing additional benefits for large data center projects, in addition to the benefits currently available for other tier 2 projects, for a 10 year personal property tax exemption for those projects. LB 1118 also allows a taxpayer to sign a single agreement for a tier 2 large data center project and sequential tier 5 project.

For more information:  http://neded.org/business/tax-incentives

Nebraska Dollar and Energy Saving Loans

Nebraska Dollar and Energy Saving Loans are offered statewide by the Nebraska Energy Office and the state’s lending institutions. The simple interest rate is 5%* or less. [*final annual percentage rate (APR) may vary by lender and loan fees charged]. See detail below. Many common home, building or system energy improvements qualify for financing. Prequalified projects for home and building improvements are generally cost-effective and can be financed with a low-interest loan for up to 15 years, or for 5 years for appliances. The term for other prequalified projects ranges from 3 to 10 years, depending on the loan category. Minimum monthly payments apply: $25 for appliances and electronics; $50 for all others.

For more information:  http://www.neo.ne.gov/loan/index.html

Fremont Nebraska Data Center Tour

www.cresa.com/omaha  Cresa Omaha 14
concept maps

Concept Maps provided by Olsson Associates

[FREMONT BUSINESS PARK]
Concept Maps provided by Olsson Associates
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