

Logistics & Transportation Site

135 Acres - Aurora, Nebraska

The Aurora Logistics site is a privately owned, construction-ready 135-acre site with specific engineering completed for large-power users. The site is targeted for development by mission critical companies. Working with the state of Nebraska Department of Economic Development, the Aurora Development Corporation hired RTKL Associates and Grubb & Ellis to engineer a “quick to market” site geared towards substantial power use companies, such as data centers, logistics, and advanced technologies.

Highlights include:

- Diverse fiber-optics
- Diversely fed power
- 100 percent wind power available at 5.5 cents per kW for 10 to 20 years
- Diverse water supply
- Robust state incentive packages targeted to the industry
- 135 acres subdividable plot
- 30 days or less dirt movement
- Environmental studies completed
- Outside 500-year flood plain
- No-hazard, construction-ready
- Geographically centralized location*

*Aurora, Nebraska, is the county seat of Hamilton County and is located

- Two hours west of Omaha, NE
- One hour west of Lincoln, NE
- One hour east of Kearney, NE
- Nine hours west of Chicago, IL
- Six hours east of Denver, CO
- Four hours northwest of Kansas City, MO
- Nine hours north of Austin, TX

Power

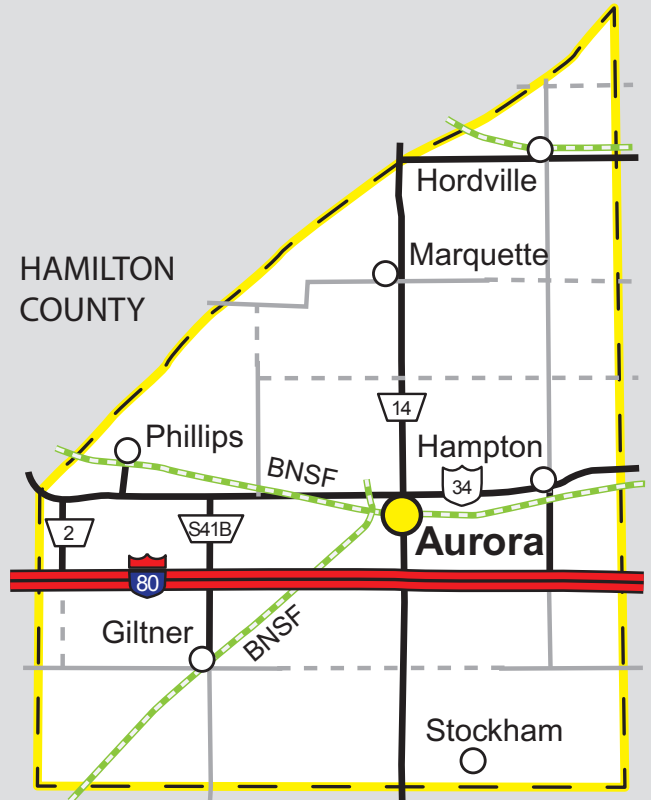
Diversely fed power is supplied by Nebraska Public Power District's distribution system and served through Southern Power District. Both entities are part of the only all public power state in the country.

- Rates between 3.0 and 4.8 cents per kWh based on load and other utility-related factors
- 30 MW immediately available - engineering completed for up to 200 MW
- 12.5 kV and 69 kV on-site, 115 kV near site and can be brought at no cost depending on transmission needs
- Substation dually fed

The Aurora Logistics 135-acre site can be served at the delivery level required. Located outside major metro areas, construction, permitting, and service transpires more quickly, at less expense, and more reliably.

Key Site Factors

- North/South Highway 14 access
- East/West Interstate 80 access
- Overnight and emergency truck parking availability
- Truck stop with truck maintenance/tire repair shop availability
- Electric utilities available at shovel ready site
- Highly competitive site for profitable business expansion
- Skilled workforce in warehousing and distribution industries



Natural Gas

Natural Gas is provided through Source Gas with 46 pounds of pressure through a 2 inch pipeline available to the site.

Incentives

The Nebraska Advantage Act is a progressive, contract-based incentive program tied to investment and job creation that clearly outlines the benefits for locating in Nebraska. Nebraska is a Right-to-Work state, providing your company and employees ultimate flexibility. Aurora's low cost of living and high quality of life make it an attractive place to call “home” from a business and family point of view.

Sewer

The west side of the site is served by the municipal sewer system, with current capacity of 882 gallons per minute or 1,270,080 gallons per day. Lincoln Creek, with an elevation of 1,760, runs one mile south of the site for additional blow-down options.



Sustainability

Multiple sustainable options exist by locating on the Aurora Logistics site. Not only "green" options, but choices your company can make to save money.

- 1,000 to 1,500 GPM "free" 52 to 55 degree water for direct cooling or general use from the private well(s)
- Water from the Ogallala Aquifer reinjectable back into the aquifer
- 6,800 hours of air-side free cooling
- 4,900 hours of water-side free cooling
- 100 percent wind power generation at 5.5 cents per kWh locked in for 10 to 20 years

Air-side free cooling, direct cooling, or 100 percent wind power makes Aurora Logistics site attractive and sustainable!

Withdrawal and injection wells save users money due to decreased water usage and decreased electricity usage by substituting pumps for chillers.

Water

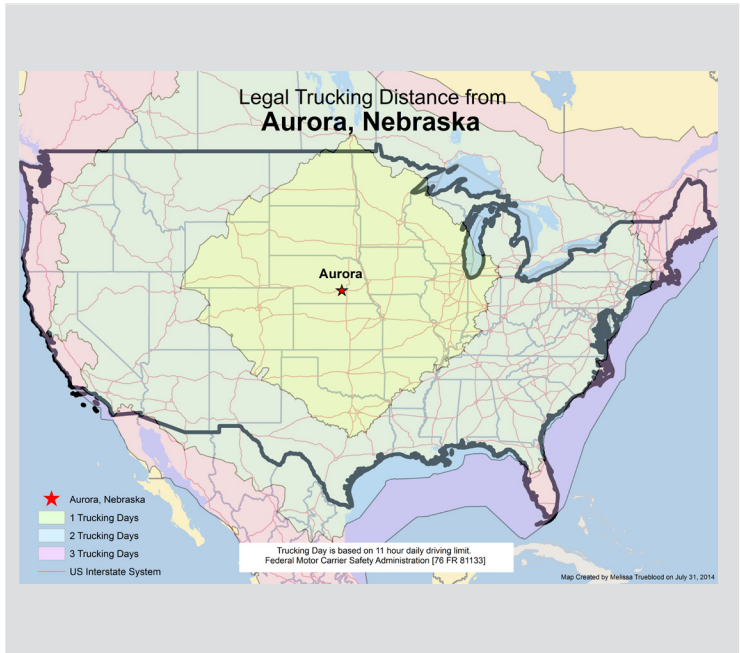
Diverse water options are currently available on-site. Between the municipal supply and the private wells, which draw from the Ogallala Aquifer, ample water resources are available.

Municipal water main

- 16-inch main
- 75 psi
- 424 GPM / 610,560 gallons per day

On-site private well

- 1,000 to 1,500 gallons per minute
- 80 feet to water table (Ogallala Aquifer)
- 200 plus foot water saturation
- Additional well drilling available
- Relinquished water rights for appropriate projects
- Pumping water 24/7 during the spring and summer months



Additional Materials Available Upon Request

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