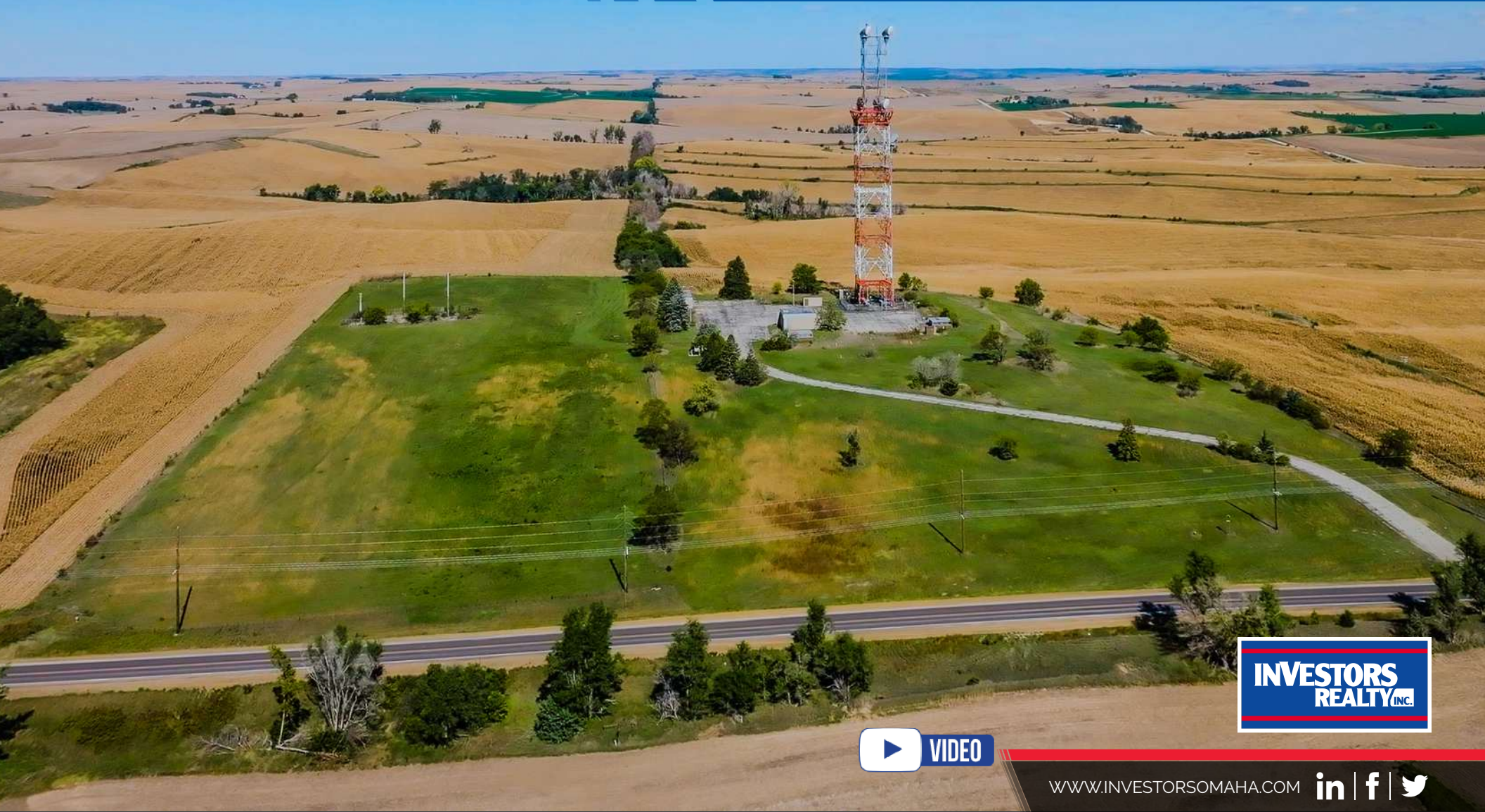


# LYONS UNDERGROUND DATA CENTER

\$2,950,000 | 54,000 SF

1650 HWY 51, LYONS, NE 68038



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REALTY INC.**



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## PROPERTY OVERVIEW

Rare opportunity to purchase a former AT&T underground communication center. Built during the Cold War to support military operations, the building was designed to be self-sustaining with food, water and fuel to operate over an extended period of time without outside assistance. Building has been decommissioned so not all building systems are functional.



## PROPERTY HIGHLIGHTS

- Well maintained interior with majority of equipment removed and ready for use.
- Extremely well-built, with walls up to 2-feet thick, to withstand and operate through external disasters.
- Original building included EMP shield and bomb resistant hardware (unknown if the systems are still functional).
- Communication tower (329-feet tall) with OHF radio service.
- Back up 750-kw turbine generator.
- All building plans included with due diligence engineering inspections.
- Air supply - large air shafts for building air intake and exhaust. Fresh air continually mixed with conditioned air to provide a healthy environment for personnel. All incoming air is double filtered.
- 10,000-lb hoist for lowering equipment into the service areas.
- Decontamination shower area to remove radioactive dust from personnel after a nuclear blast.



# LYONS UNDERGROUND DATA CENTER

1650 HWY 51, LYONS, NE 68038

## BUILDING INFORMATION

Building Size	54,000 SF - main bldg 1,200 SF - garage
Number Of Buildings	2
Number Of Floors	2, additional mezzanine
Year Built	1966
Ceiling Height	16'
Column Spacing	18' x 18'
2023 Taxes	\$6,140.44
2023 Assessed Value	\$1,591,927

## SITE INFORMATION

County	Burt
Zoning	A-1 Agricultural and C-1 Commercial with special use permit
Lot Size	24.43 Acres
Location Description	NWC County Road 17 & Highway 51

## UTILITIES & AMENITIES

Power	Yes
Power Description	1 MW
HVAC	200 tons, unknown functionality
Wells	Operational: 1 Capped: 1
Septic	Yes
Generator	750 KW turbine, ability to add two additional generators
Additional Amenities	Standpipe fire protection system

## OFFERING SUMMARY

Property Type	Special Purpose
---------------	-----------------

## DISCLOSURE

This marketing package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Investors Realty, Inc., ("IRI"), has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the physical condition of the improvements thereon, or the financial condition or business of any prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained herein has been obtained from sources we believe to be reliable; however, IRI has not verified, and will not verify, any of the information contained herein, nor has IRI conducted any information regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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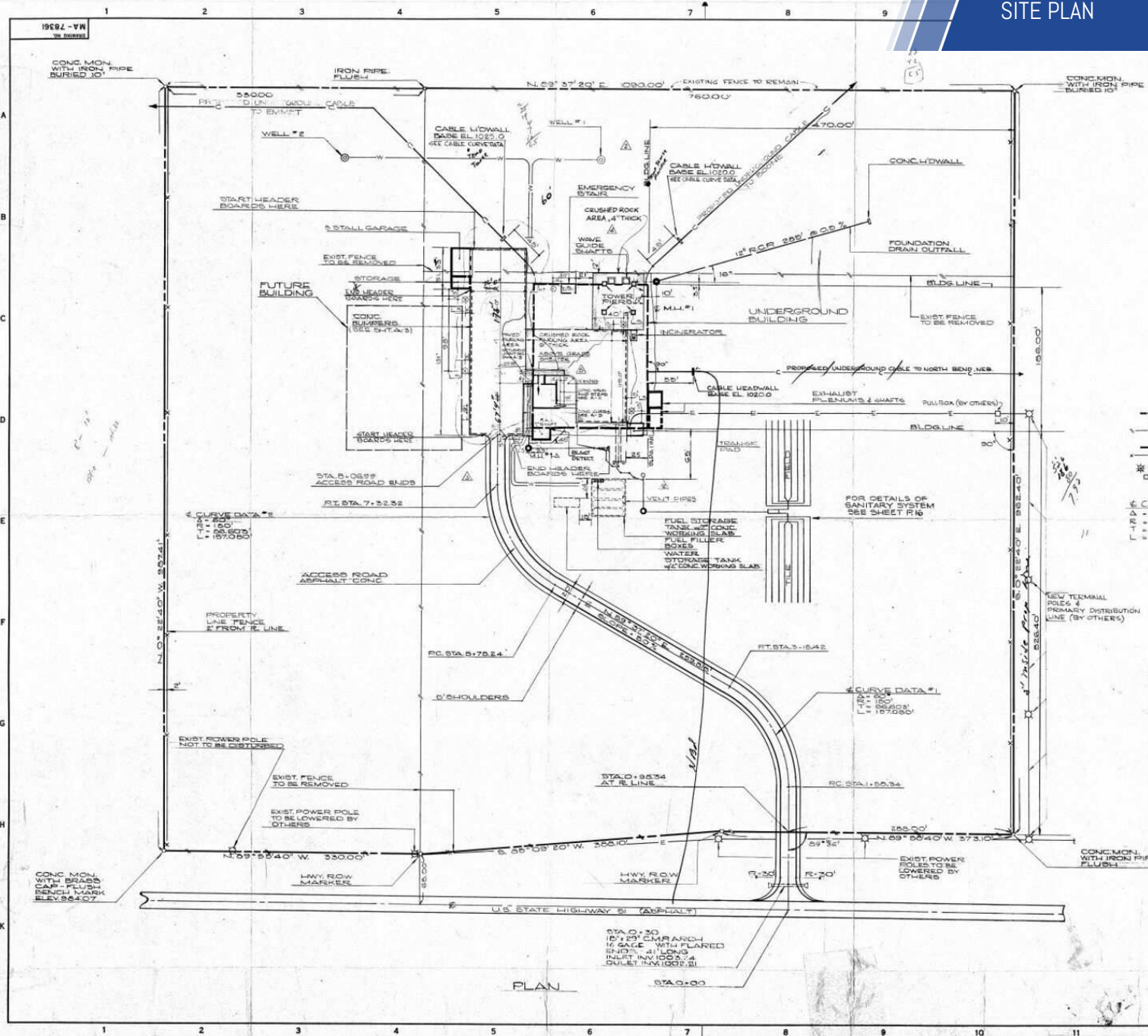
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# 1650 HWY 51 SITE PLAN



Reference Dwg. No.					
LYONS R.S., NEB. L-4 UNDERGROUND COAXIAL CABLE BLDG. ARCHITECTURAL PLOT PLAN					
OFFICE OF ALFRED EASTON POOR ARCHITECTS 277 PARK AVENUE, NEW YORK, N.Y. 10017					
Approved By N.Y.S.	Drawn By L.T.	Checked By S.V.	Date 8-6-1966	Sheet A	Sh. No. 2
American Telephone & Telegraph Company LONG LINES DEPARTMENT KANSAS CITY, MO.			Arch. Dwg. No. MA-78361		

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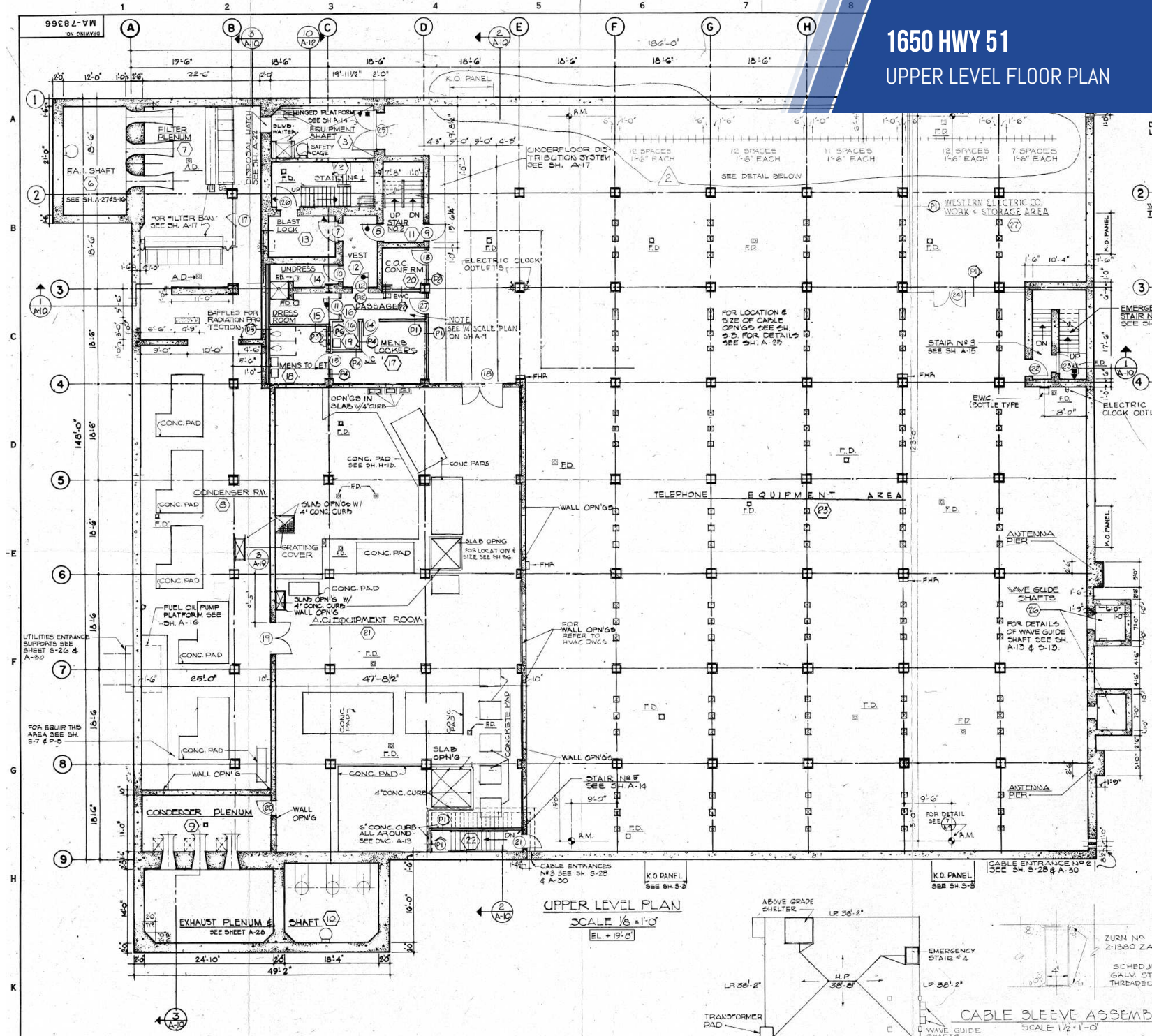
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# 1650 HWY 51 UPPER LEVEL FLOOR PLAN



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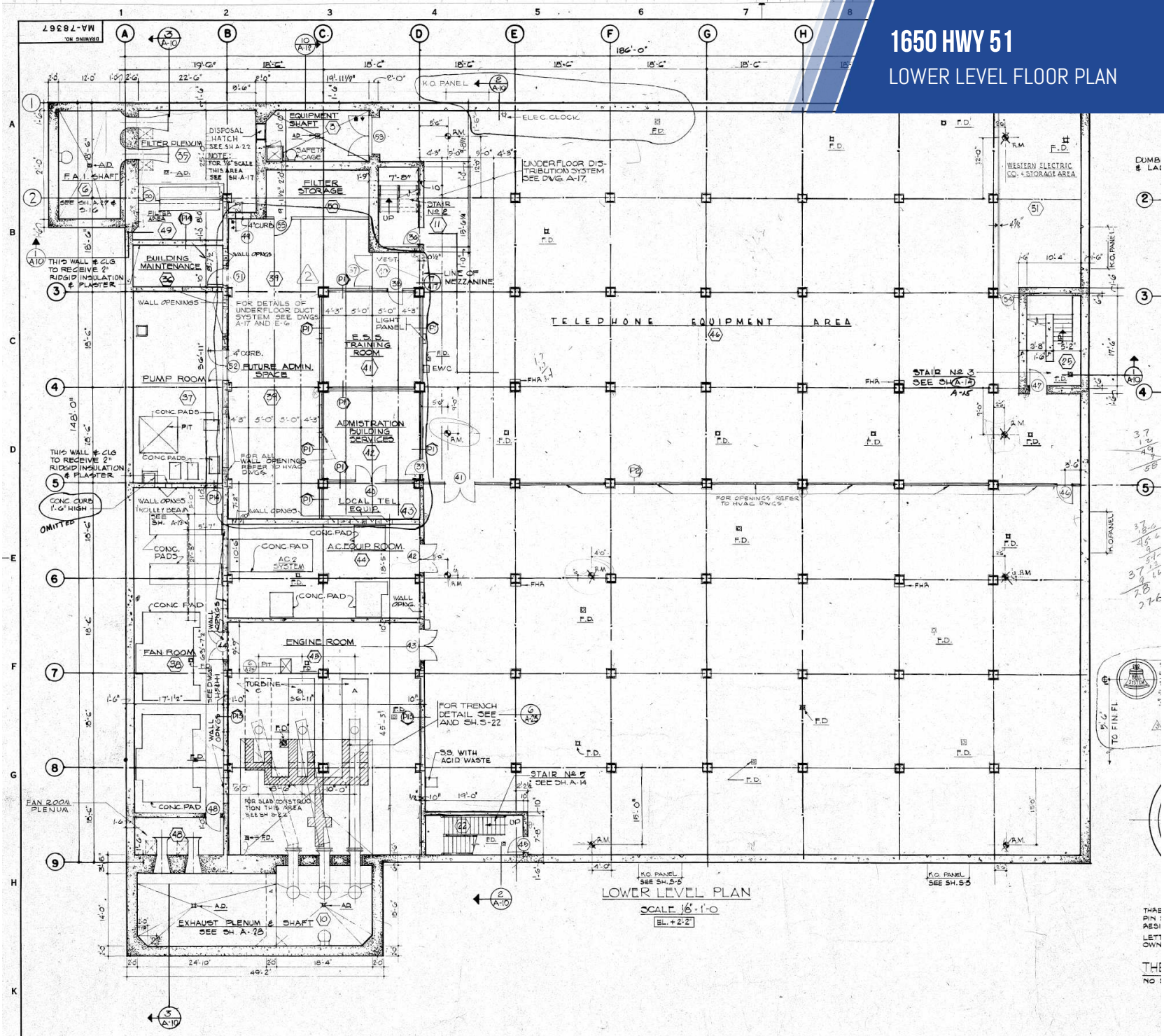
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# 1650 HWY 51 LOWER LEVEL FLOOR PLAN



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**SIoux CITY**

75

43.1 Miles  
46 Minutes

77

**SITE**

29

75.2 Miles  
1 Hour, 13 Minutes

**OMAHA**





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1650 HWY 51

PROPERTY AERIAL OUTLINE

Outline of Building  
Below Grade

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**1650 HWY 51**  
PARCEL AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar  
Technologies, USDA/FPAC/GEO

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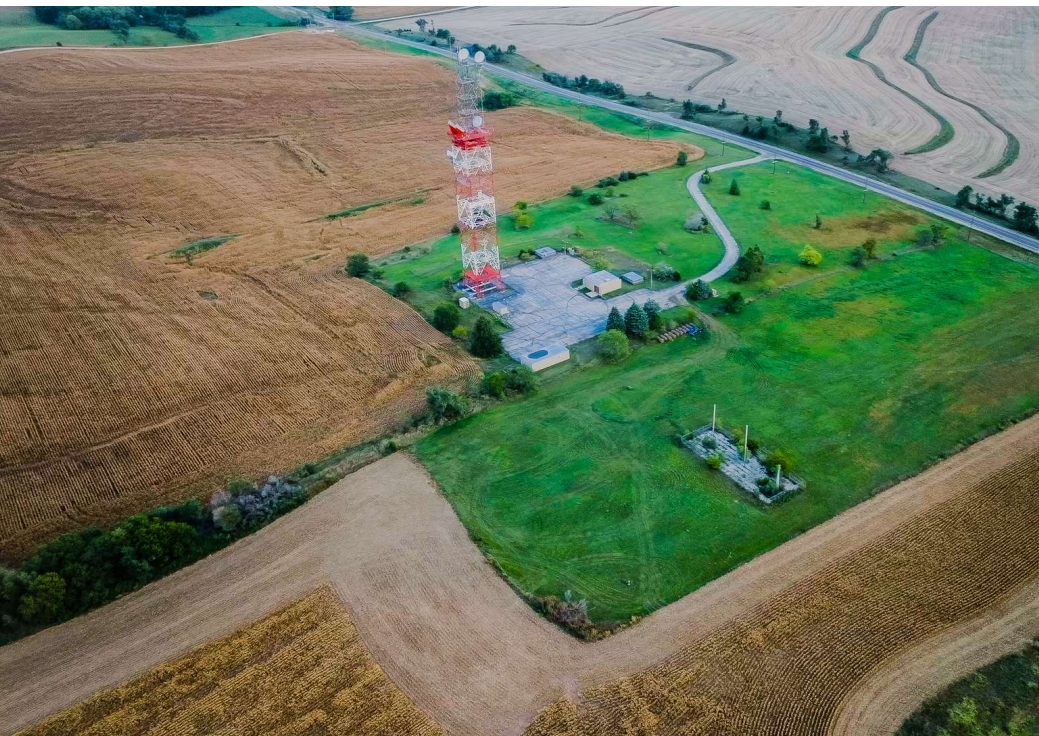
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1650 HWY 51  
INTERIOR PHOTOS



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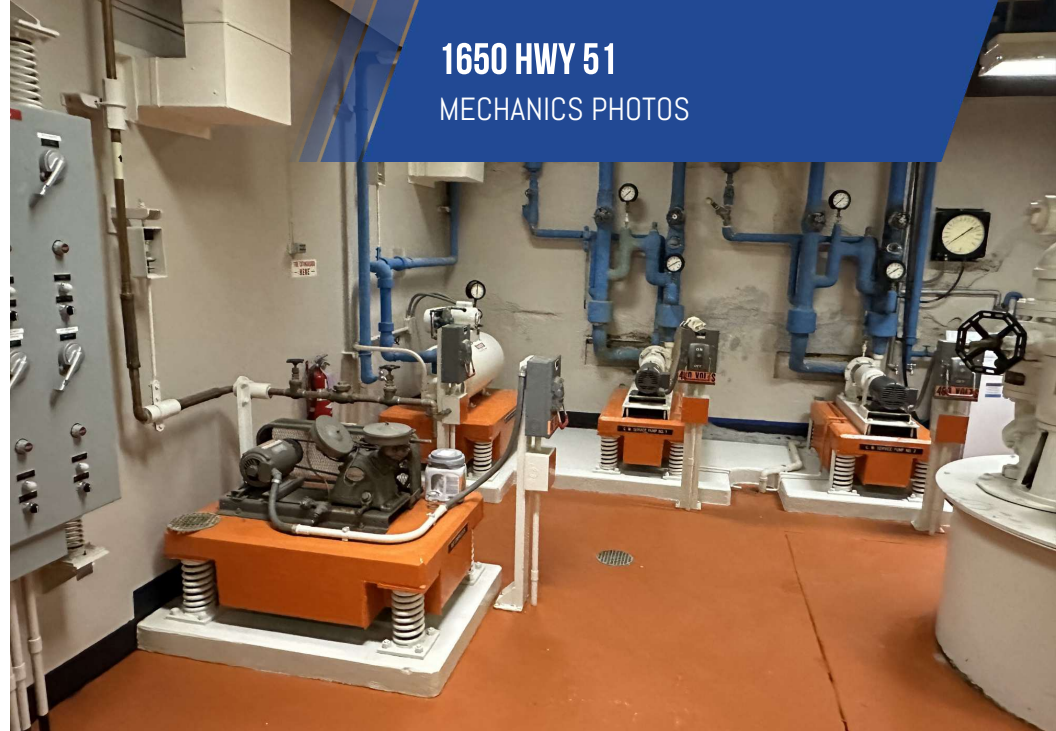
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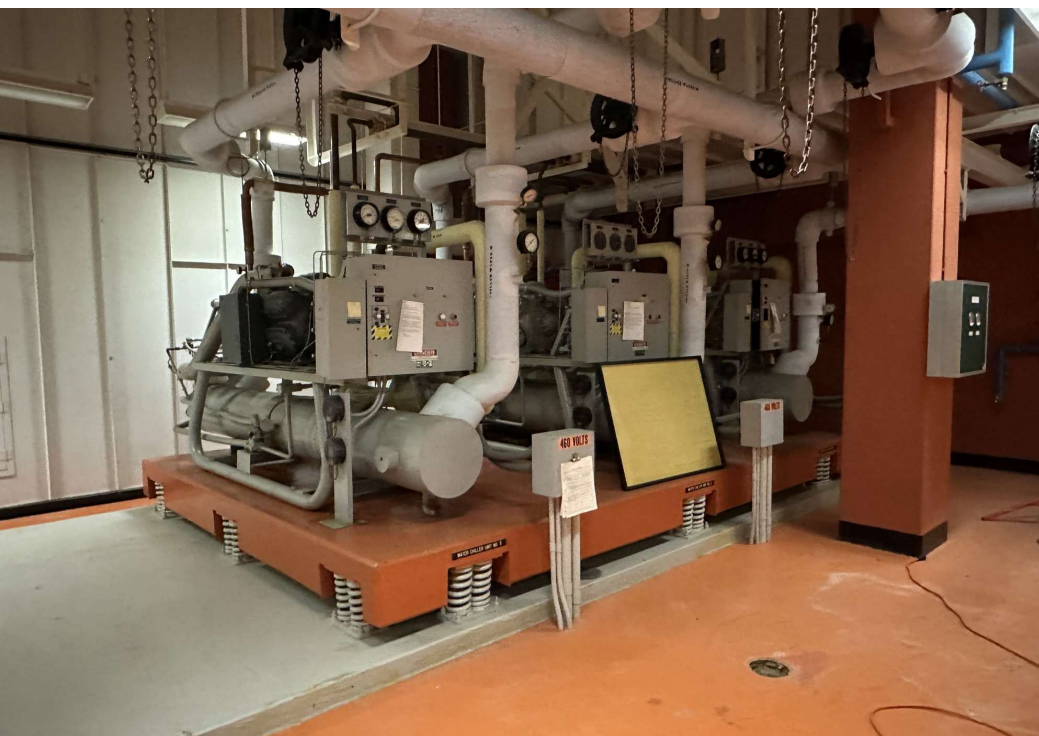
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1650 HWY 51  
MECHANICS PHOTOS



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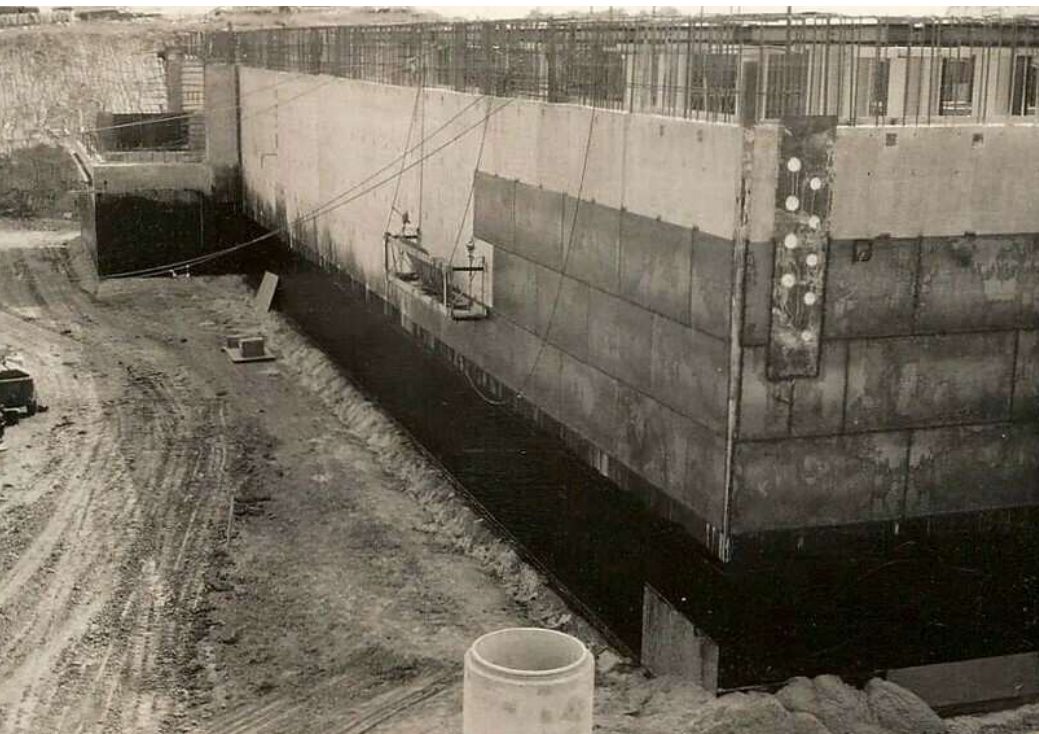
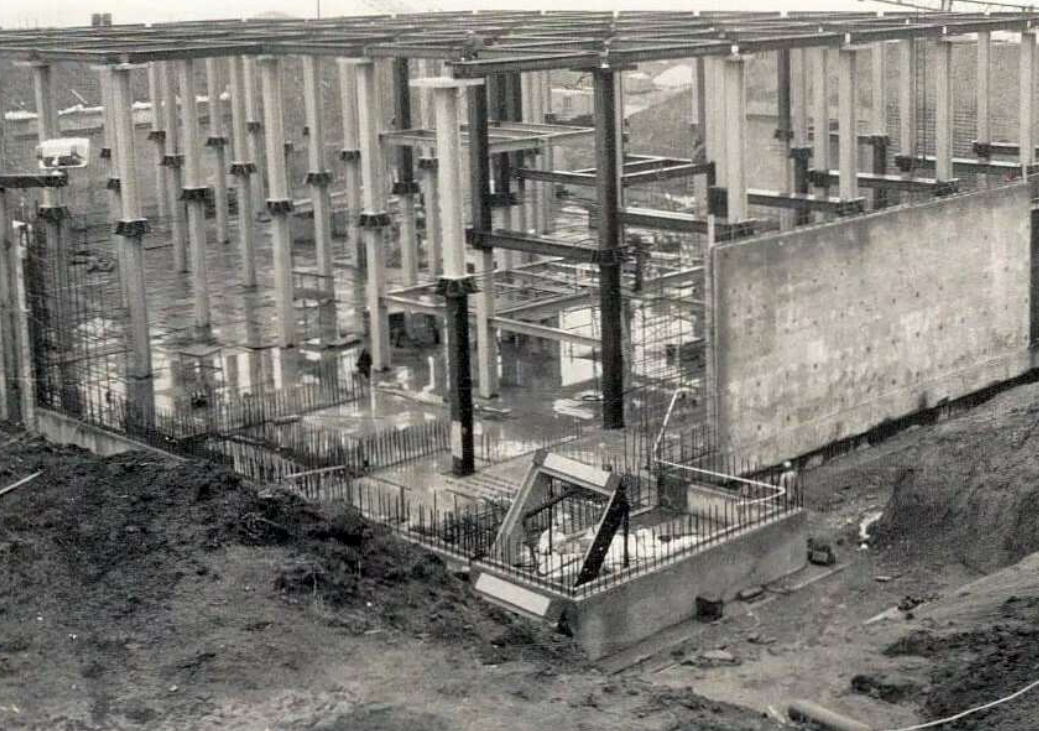
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