

Commercial Flex Space For Sale or Lease

Schedule a tour of our
fully finished model today!

COMMERCIAL CONDO

BUILT

BY RED DOG



Scan this QR to stay up
to date on availability
by visiting our website



Ryan Gratopp
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Harvest Heights Business Park



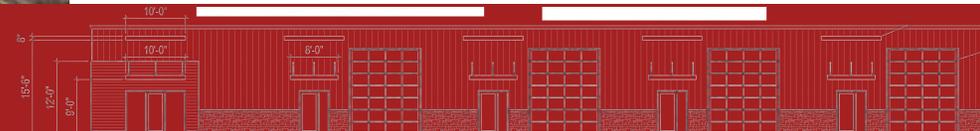
Property Highlights

- ✓ New Construction
- ✓ Low Maintenance & Energy Efficient, Full Span Metal Buildings
- ✓ Tremendous Growth Area
- ✓ High Household Income Area- \$131k Median Income Within 5 Mile Radius
- ✓ Excellent Visibility from HWY 275 with 23,065 Vehicles per Day Traffic Count.
- ✓ Only 3 minutes west of 204th and Dodge

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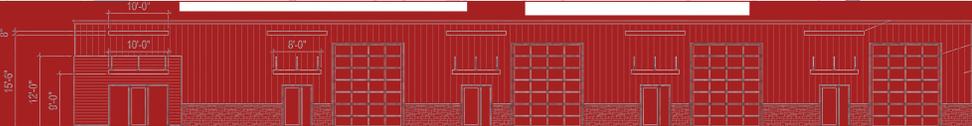


Directions:
 Take Hwy 275 to the Blondo exit (Between W. Dodge and W. Maple) turn East .15 Miles to 240th St, turn North and Harvest Heights is immediately on the East side.
 OR
 Search Red Dog Building Group in [Google Maps](#)



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HARVEST HEIGHTS
2400th Street and Blondo Street
Waterloo, NE

SEAL



DRAWING INFO

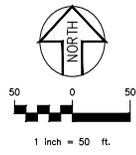
SITE LAYOUT

PROJECT INFO

PROJECT NO. 24-083
DATE: 10/12/24
DESIGNED BY: PMB
DRAWN BY: AK
CHECKED BY: SMB

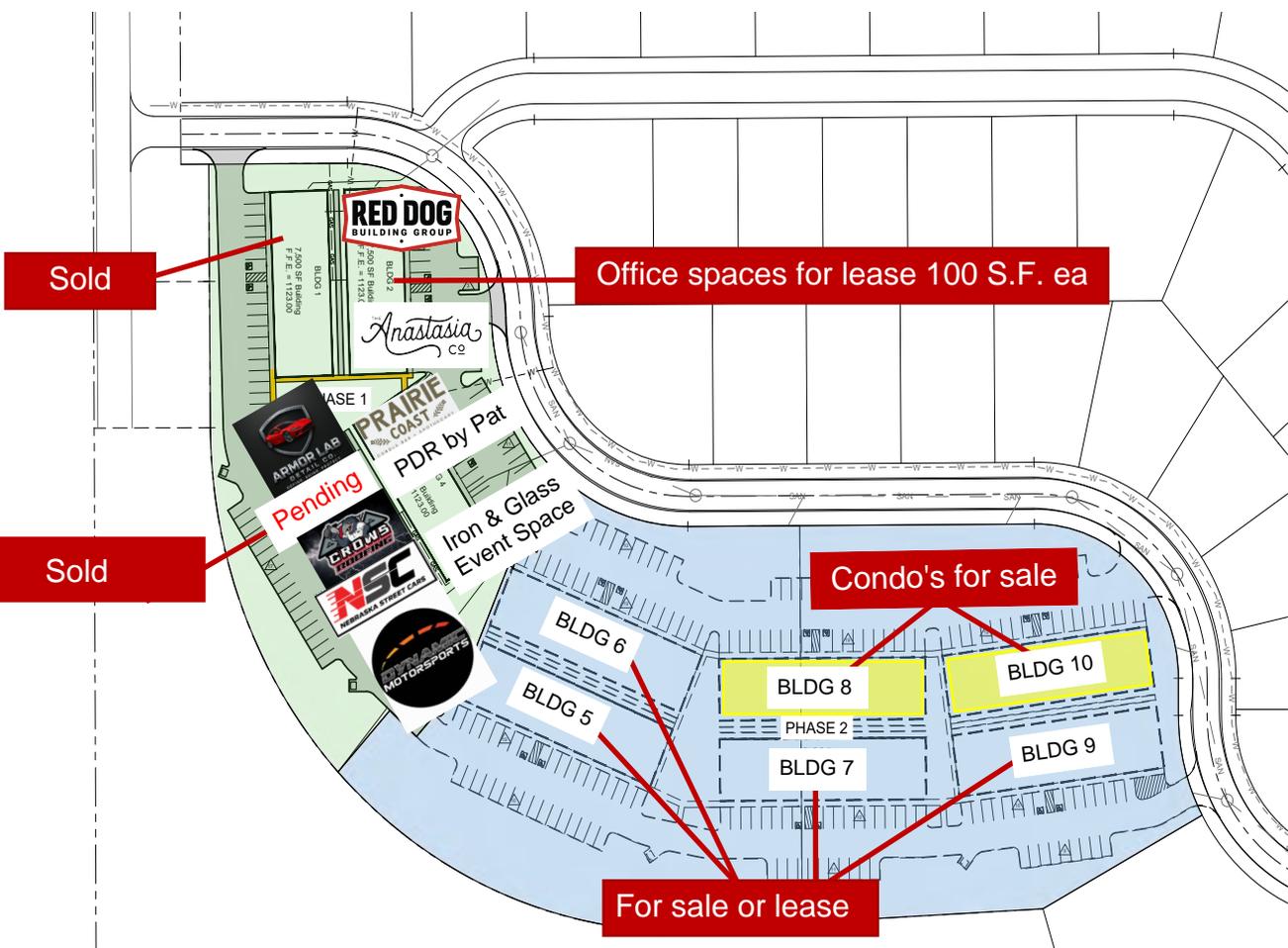
REVISION DATE

SHEET C1.0



SITE NOTES

TOTAL SITE AREA: 308,975 SF (7.09 AC)
TOTAL BUILDING AREA: 84,000 SF
TOTAL PAVING WITHIN PROPERTY:
- PHASE 1: 445,273 SF
- PHASE 2: 271,838 SF
ZONING NOTES
ZONED: BC
PROPOSED USE: RETAIL SALES
SETBACKS:
FRONT= NONE
REAR= 10'
SIDE= 10'
PARKING REQUIREMENT CALCULATION:
STALLS REQUIRED = 1 STALL/300 SF FOR 84,000 SF
TOTAL STALLS REQUIRED = 280
PHASE 1 STALLS PROVIDED = 103
PHASE 2 STALLS PROVIDED = 177
TOTAL STALLS PROVIDED = 280



UTILITY WARNING:
UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATORS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
R.W. ENGINEERING & SURVEYING GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THIS UNDERGROUND SITE DATA. R.W. ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.

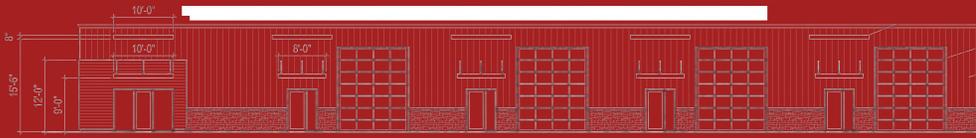


Estimated Completion:
Phase 2 June 2026
Use Type: Flexible, Retail, Light Industrial, Warehouse, Contractor

County: Douglas
Zoning: Village of Waterloo Business and Commercial District



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Sales Information

Purchase Price Per 1500sf Bay: \$385,000

Purchase Price Per 7500sf Building: \$1,550,000

Purchase Price per 9000 SF Building: \$1,800,000

*4 buildings at 7500 sf

6 buildings at 9000 sf

*Add \$50,000 for Highway Facing Buildings

SPACE INFORMATION

Building Size SQFT	7500sf buildings are 150x50sf 9000sf buildings are 180x50sf
Building Dimensions	150x50sf 18' front wall 14' rear wall height
Bay Dimensions	30'x50' sf 1500sf total
Finishes per Bay	6" Concrete Slab Floor, 200 Amp Electrical Panel with meter, 12'x 14' Insulated Glass Garage Door Automatic Garage Door Opener, 6 High Bay Lights, 1 ADA Restroom, Heating and Cooling, Vinyl Base, Drywall & Paint
Water and Sewer	City water and sewer
Ownership Type	Condominium



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