



TURNKEY RETAIL/FLEX BAYS

Harvest Heights Business Park, Building 5

23905 Southwest Street | Waterloo, Nebraska

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Property Overview

FOR LEASE

\$2,500/Month Modified Gross

Highlights



1,000 - 4,000
Square Feet Available



One 12' x 14'
Drive-in Door per Bay



17' (front) - 13' (rear)
Ceiling Height



31,000 EADT



Just off of Hwy 275 &
Blondo Streets; minutes
from West Dodge
Expressway

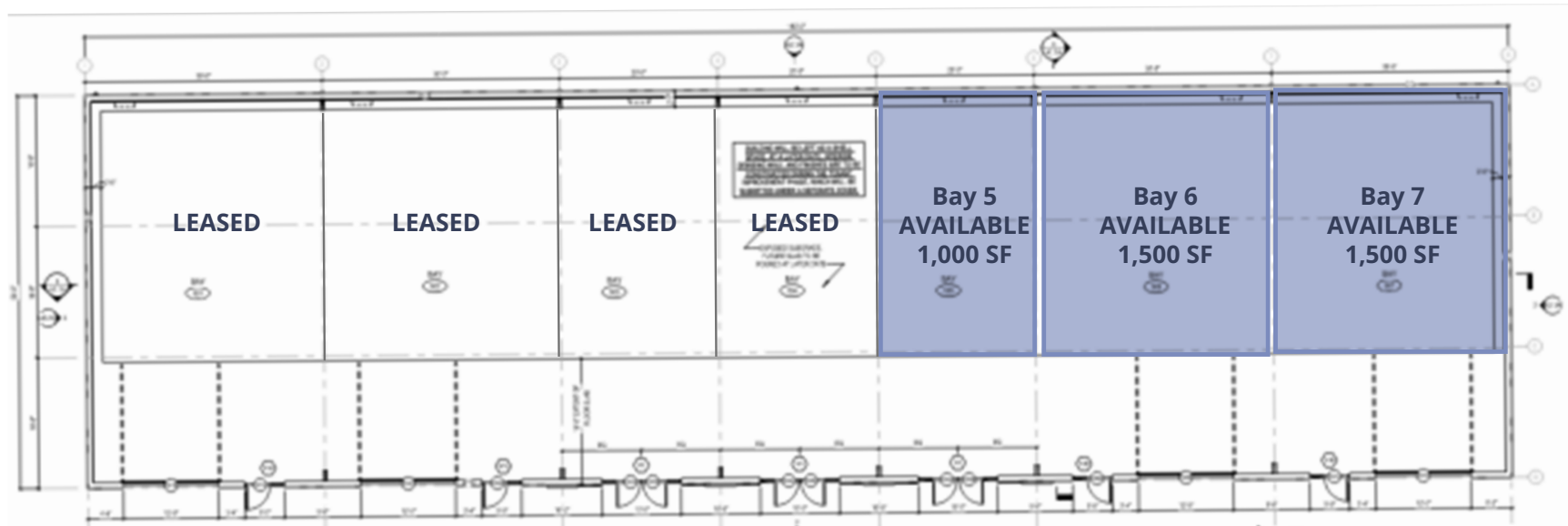
Harvest Heights sets a new standard for modern business park development at 240th & Blondo Streets, offering sophisticated, flexible spaces designed to accommodate trade, showroom, light industrial, and retail users alike.

Located just west of Elkhorn near Waterloo, the project features striking glass overhead doors, abundant natural light, ample parking, and refined, move-in ready interiors. With both leasing and ownership opportunities available, Harvest Heights combines functionality, visibility, and long-term investment potential in one of Omaha's most dynamic growth corridors.

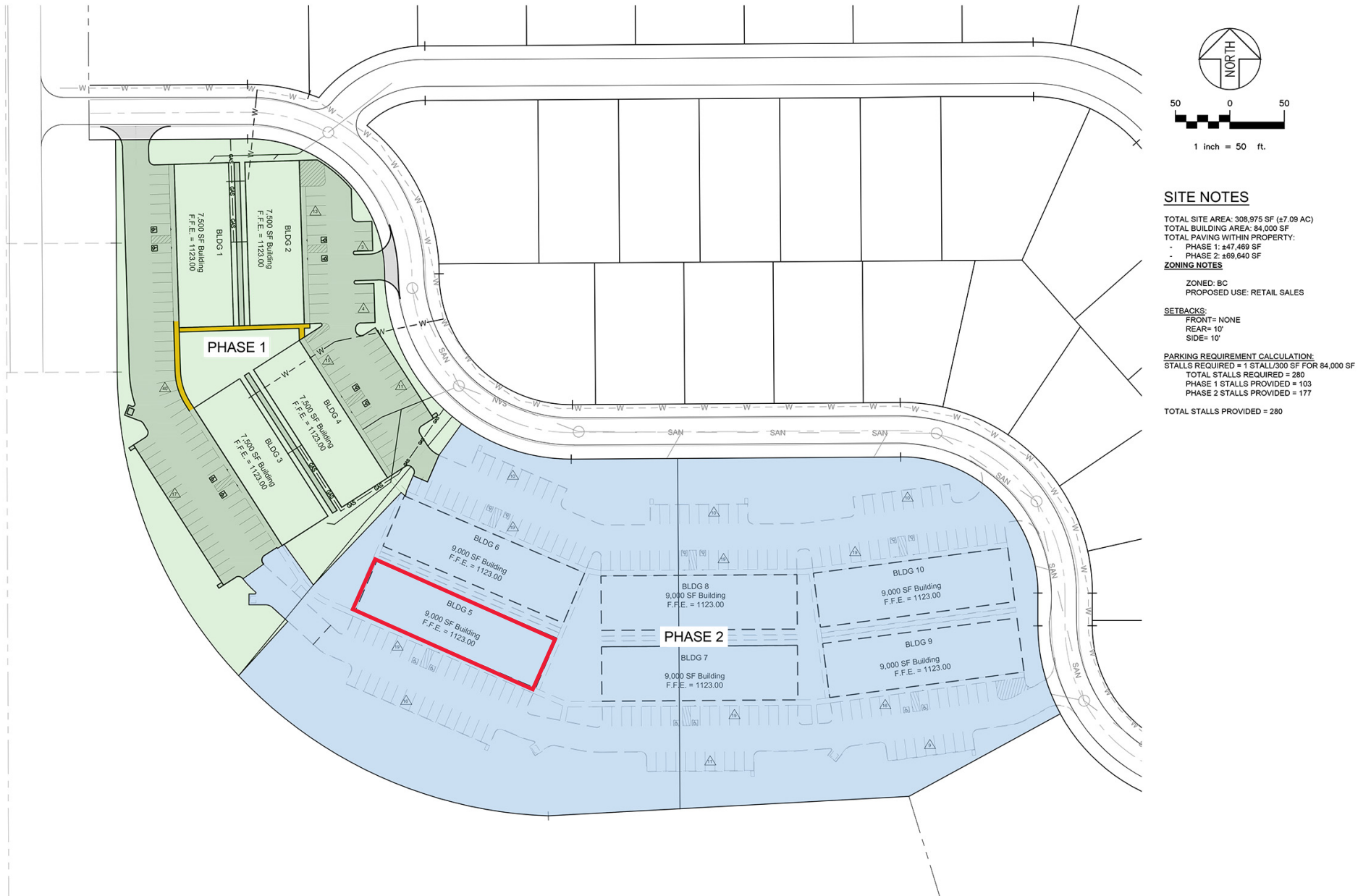
Details

Total Building Size	9,000 SF
Available Space	1,000 - 4,000 SF
Year Built	2026
Available	Immediately
Parking	280 Stalls Planned
Construction	Metal
Roof	Gable
HVAC	Yes
Sprinkler	None
Power	200 Amp
Restrooms	Yes, one (1) ADA-compliant per bay
Drive-In Doors	Yes, one (1) 12' x 14' per bay on bays 6 & 7
Zoning	Village of Waterloo Business and Commercial District
Intersection	240th & Blondo

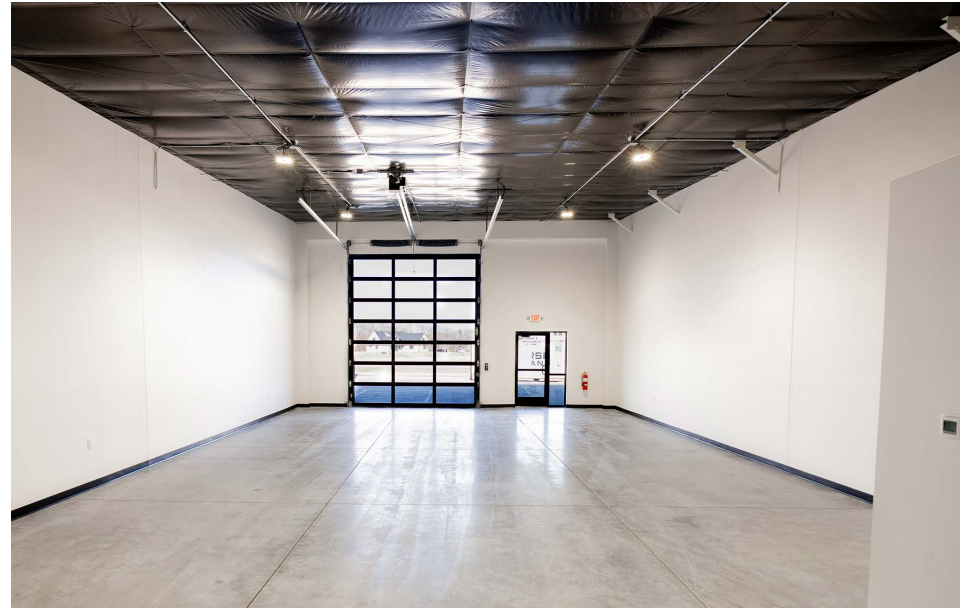
Floor Plan



Site Plan



Photos



Features & Highlights

Efficiency

- Insulated Glass Garage Doors
- R-38 Ceiling Insulation
- R-25 Wall Insulation
- 2" Foam Footing Insulation
- 96% Efficient Furnaces
- Programmable Thermostats

Foundation

- Stoop Footings
- 6" Reinforced Concrete Slabs
- 6" Concrete Parking Lots
- 9" Approach Concrete

Exterior

- PVC Bollard Sleeves
- Clear-Span Building Design
- Real Stone Veneer
- Entry Canopies
- Low-Maintenance Exterior
- Interior Hose Spigot

Convenience

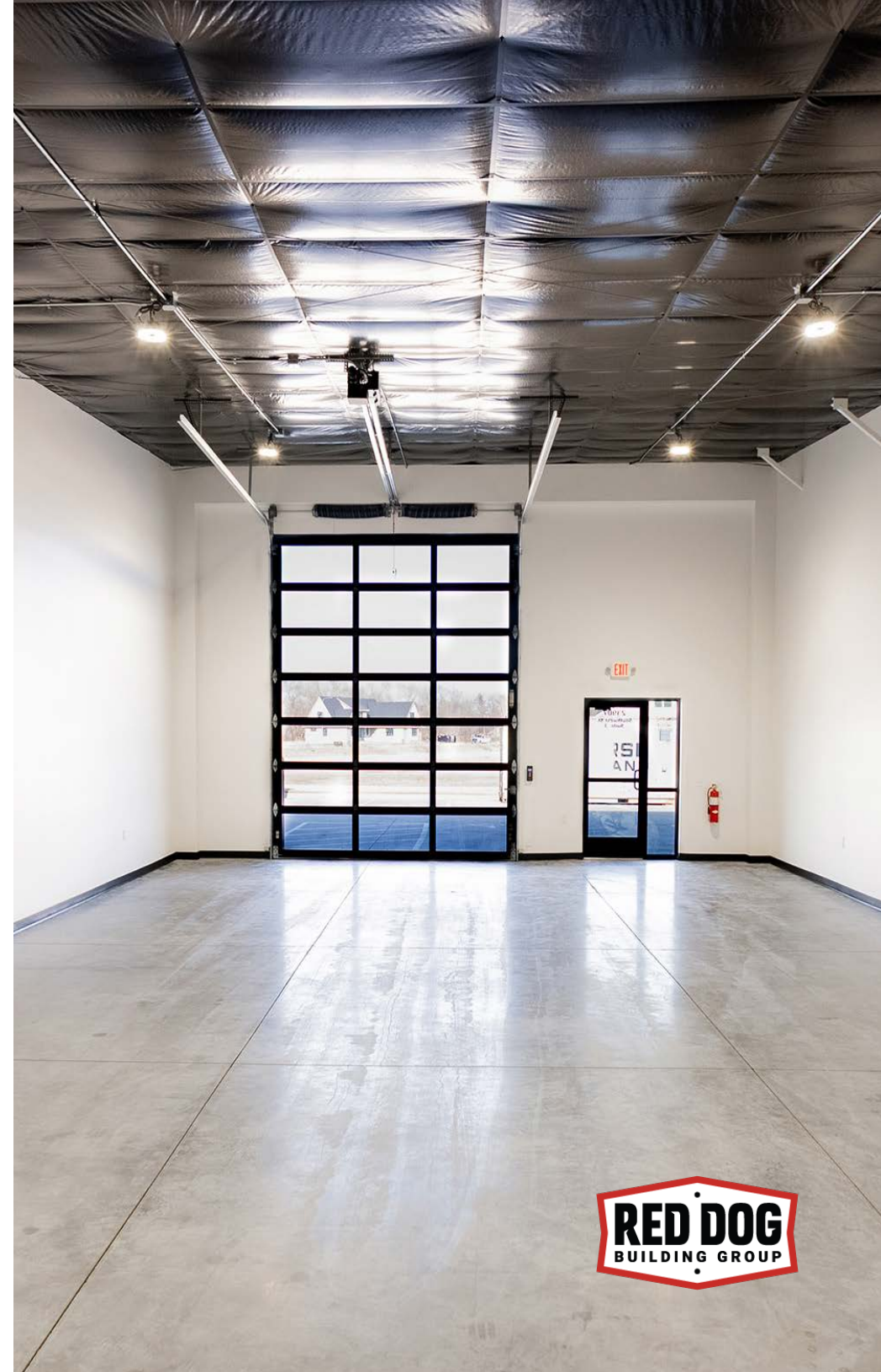
- 3/4 Plywood Above Restrooms
- Six High-Bay LED Lights
- Epoxy Restroom Paint
- R-19 Interior Wall Soundproofing

Safety

- Emergency Exit Lighting
- Exterior Wall Lighting
- Fire Extinguishers
- Fire Caulking

Extras

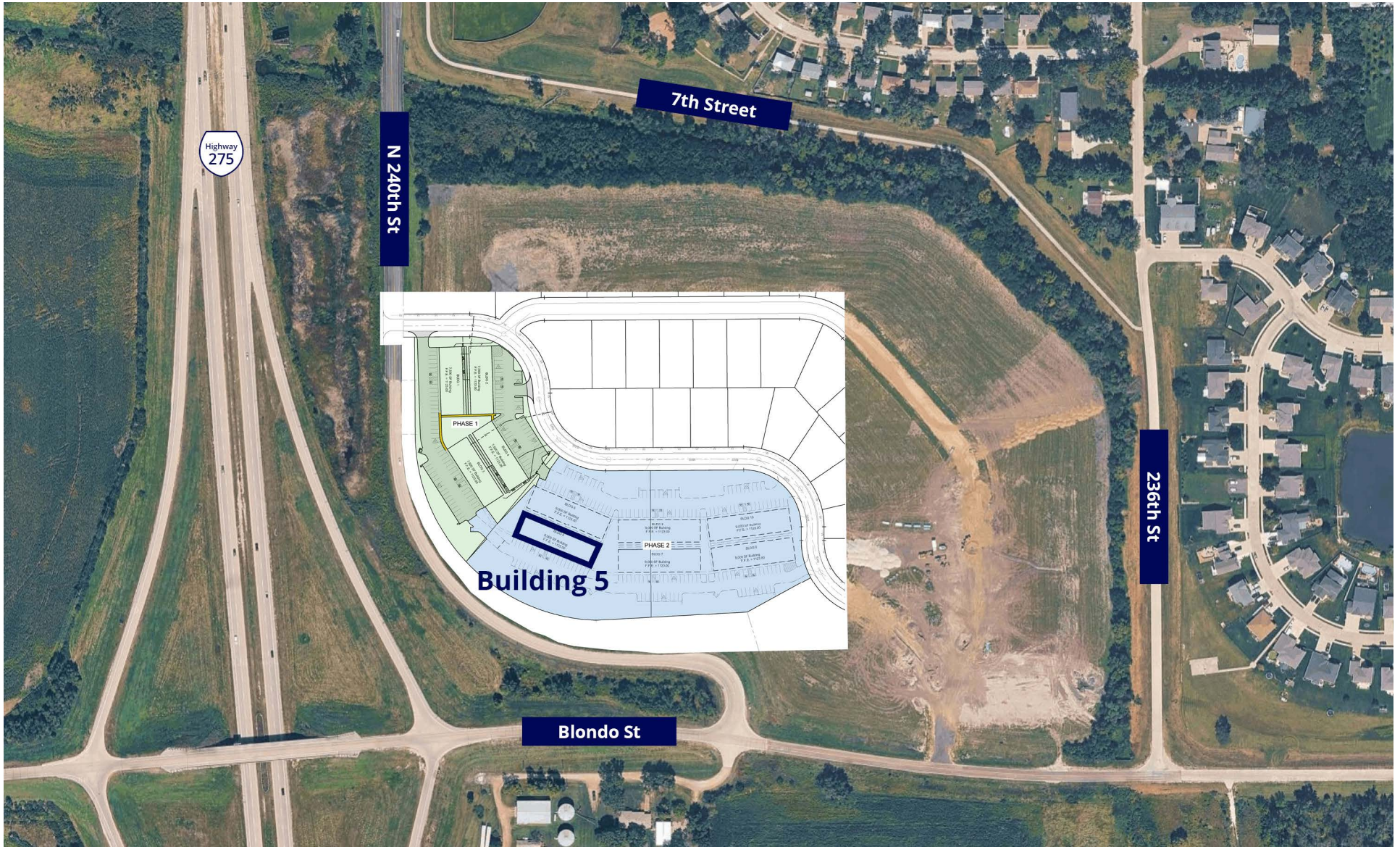
- Restroom Paper Dispensers
- Restroom Mirrors
- Vinyl Base Trim
- Fully Painted Interior
- Water Heater
- Restroom Fans
- Interior Garage Door Opener with Remote/App Based Entry Control
- Delivered Fully Cleaned and Move In Ready



Surrounding Area



Property Aerial



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