

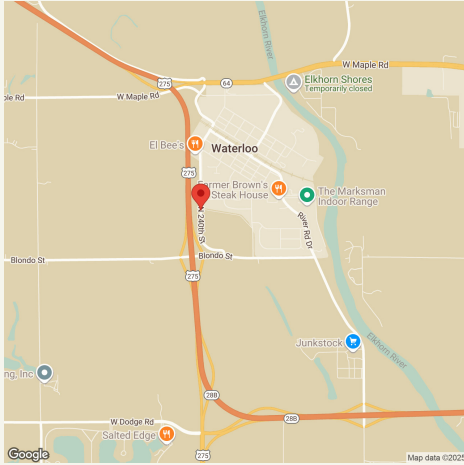
COMMERCIAL FLEX SPACE FOR LEASE

BRAND NEW CONSTRUCTION
LOW MAINTENANCE + ENERGY
EFFICIENT

TREMENDOUS GROWTH AREA
GREAT PROXIMITY TO WEST OMAHA,
ELKHORN, VALLEY, AND FREMONT

GREAT VISIBILITY FROM 275
OVER 23,000 VEHICLES/DAY

LEASING INFORMATION
RATE PER 1500SF BAY: \$2500
TENANT FRIENDLY LEASES: TAXES,
INSURANCE, COMMON AREA
MAINTENANCE INCLUDED IN ONE
MONTHLY PAYMENT

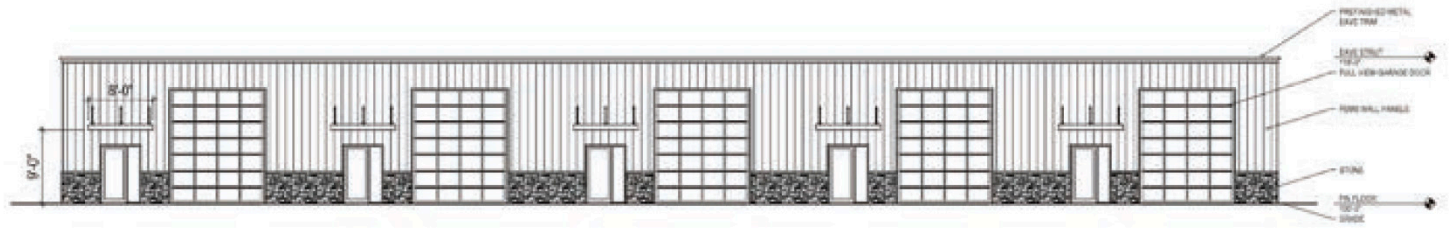


HARVEST

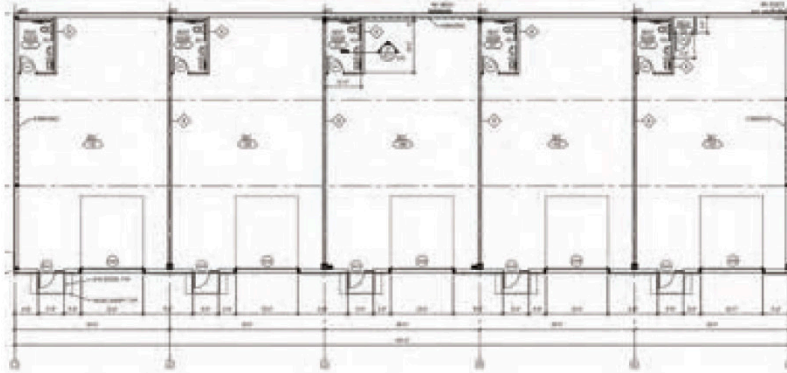


HEIGHTS

CONTACT
402.577.1783
FBDAVIDSON@GMAIL.COM



FRONT ELEVATION
SCALE 1/8" = 1'-0"



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

LEASE RATE PER 1500sf BAY -- \$2,500

TENANT FRIENDLY LEASES

We design our leases to be tenant friendly. Included in the lease rate are taxes, insurance, common area maintenance and association dues. Tenants pay monthly lease, utilities, and interior maintenance.

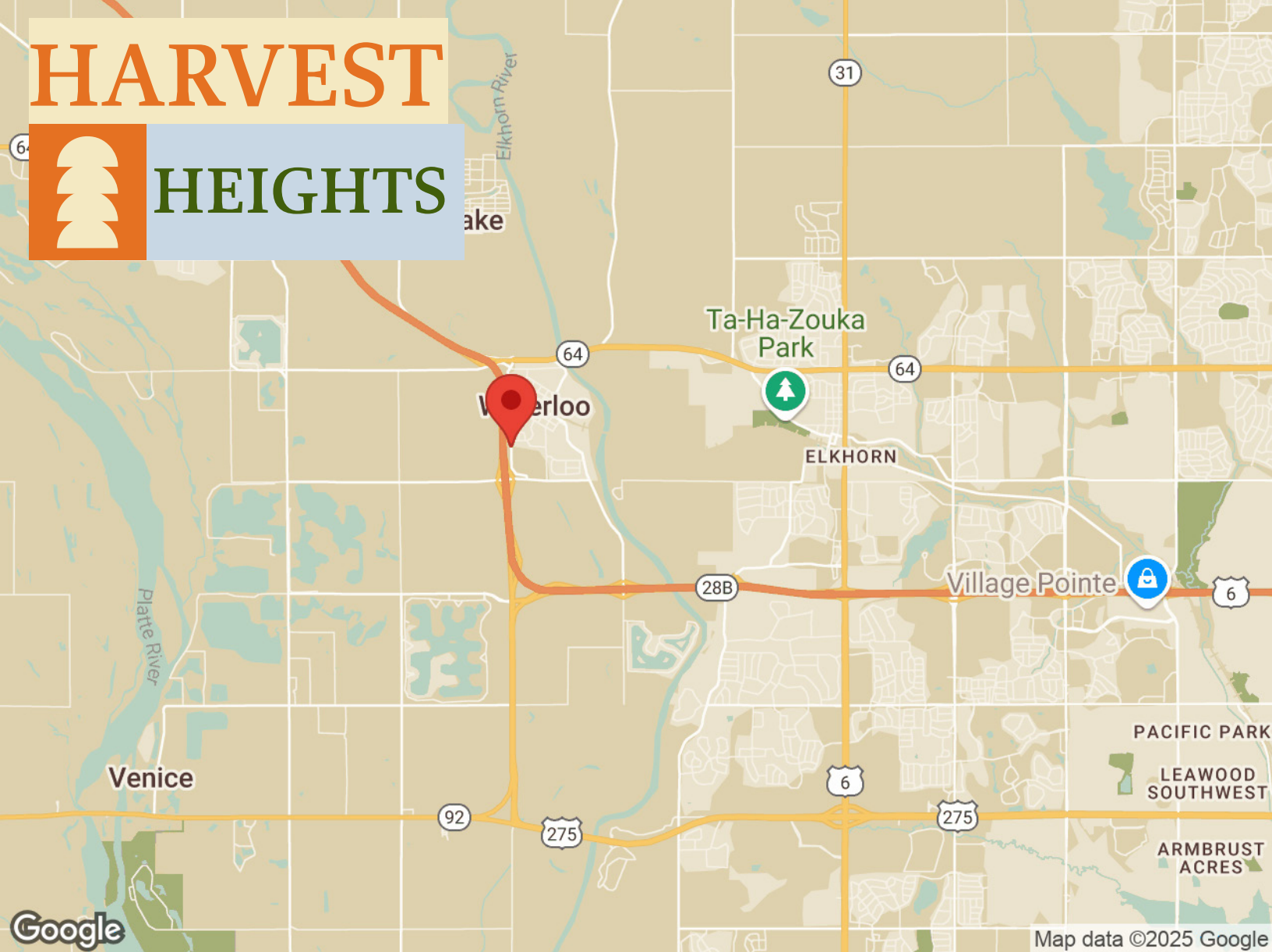


O F N I	LEASABLE AREA	1500-7500SF
	DIVISIBLE AREA	1500SF
	LEASE TERM	NEGOTIABLE/MODIFIED GROSS
	UTILITIES BY TENANT	GAS, ELECTRICITY, INTERNET
	TENANT IMPROVEMENTS	NEGOTIABLE

HARVEST



HEIGHTS



HARVEST HEIGHTS ON THE CREEK 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.

Cross Streets are HWY 275 and Blondo St.

If using online Maps, enter:
2517 N 240th St, Waterloo, NE 68069