



SUSGENIX

# ISLANDCIRCLE

**3315-3321 Island Cir, Grand  
Island, NE 68803**

Located in Grand Island with direct access to major highways and national brands nearby.

Features loading docks, drive-in access, and restroom facilities, making it ideal for warehouse, flex, light industrial, or service-based operations.

For information on leasing opportunities call us to learn more!

## Leasing Department



+1 (213) 516-4205 Ext. 103



# Property Highlights

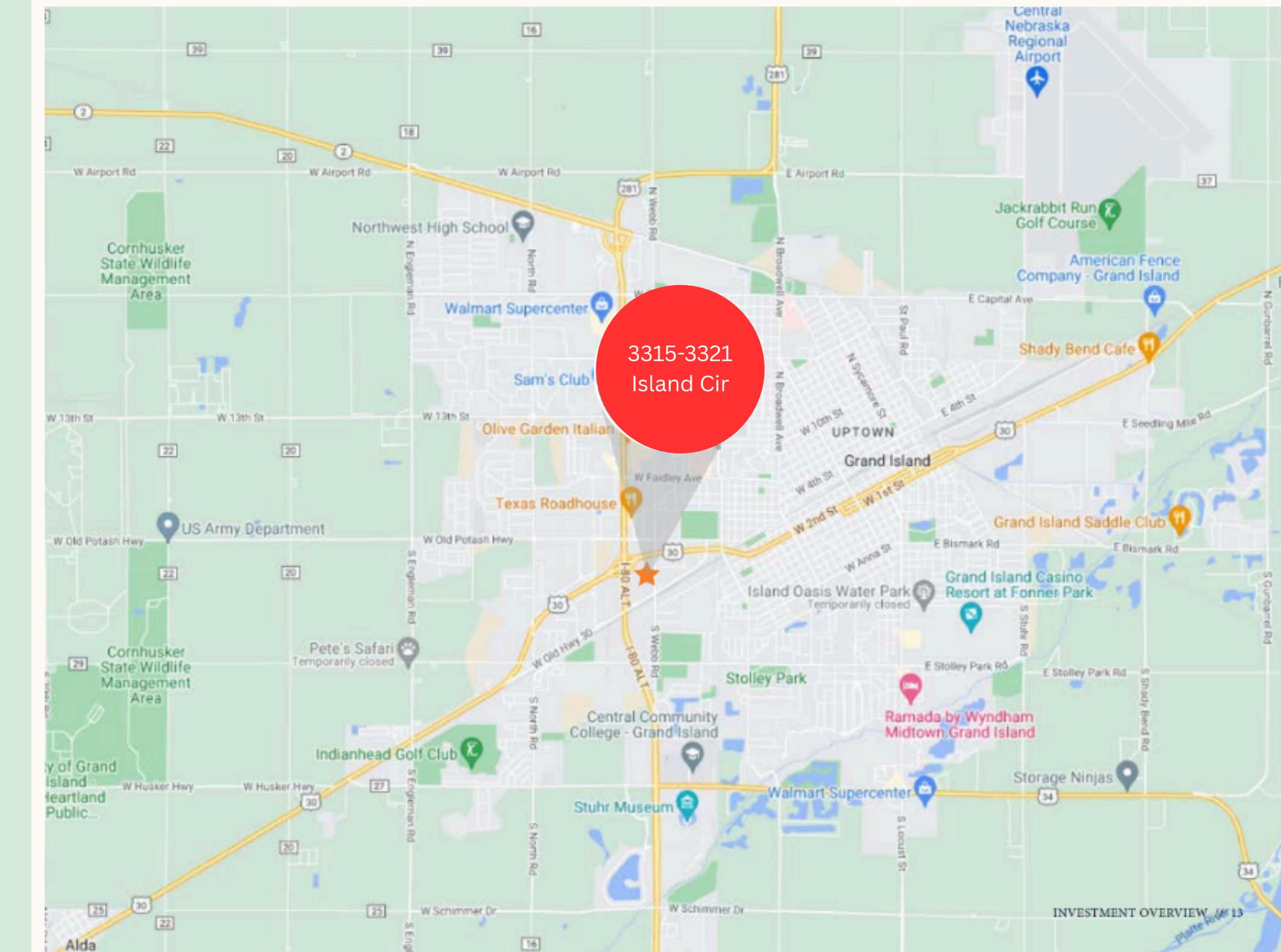
A well-located and established industrial complex anchored by long-term tenants Hastings Foods and Optimas OE Solutions, with additional space available for lease.

This strong tenant base ensures stable occupancy.

Features nine dock-high doors, three drive-in doors, restrooms, and heavy power.

Ample parking with excellent access to U.S. 281, U.S. 30, and I-80.

The property has been well maintained, with clear heights of 16'-18', standing seam roofs, and modern LED lighting.



## Suite 3115 - VACANT

**Size:** 6,378 SF

**Lot Size:** 6.27 Ac

**Lease Type:** NNN Lease

**Property Type:** Warehouse

**Parking:** Available within Premises, Drive-Thru available

**Condition:** Excellent, Ready-for-Buildout

**Available:** Ready for Leasing



## Suite 3315 - VACANT

**Size:** 6,000 SF

**Lot Size:** 6.27 Ac

**Lease Type:** NNN Lease

**Property Type:** Warehouse

**Parking:** Available within Premises, Drive-Thru available

**Condition:** Excellent, Ready-for-Buildout

**Available:** Ready for Leasing



## Key Features:

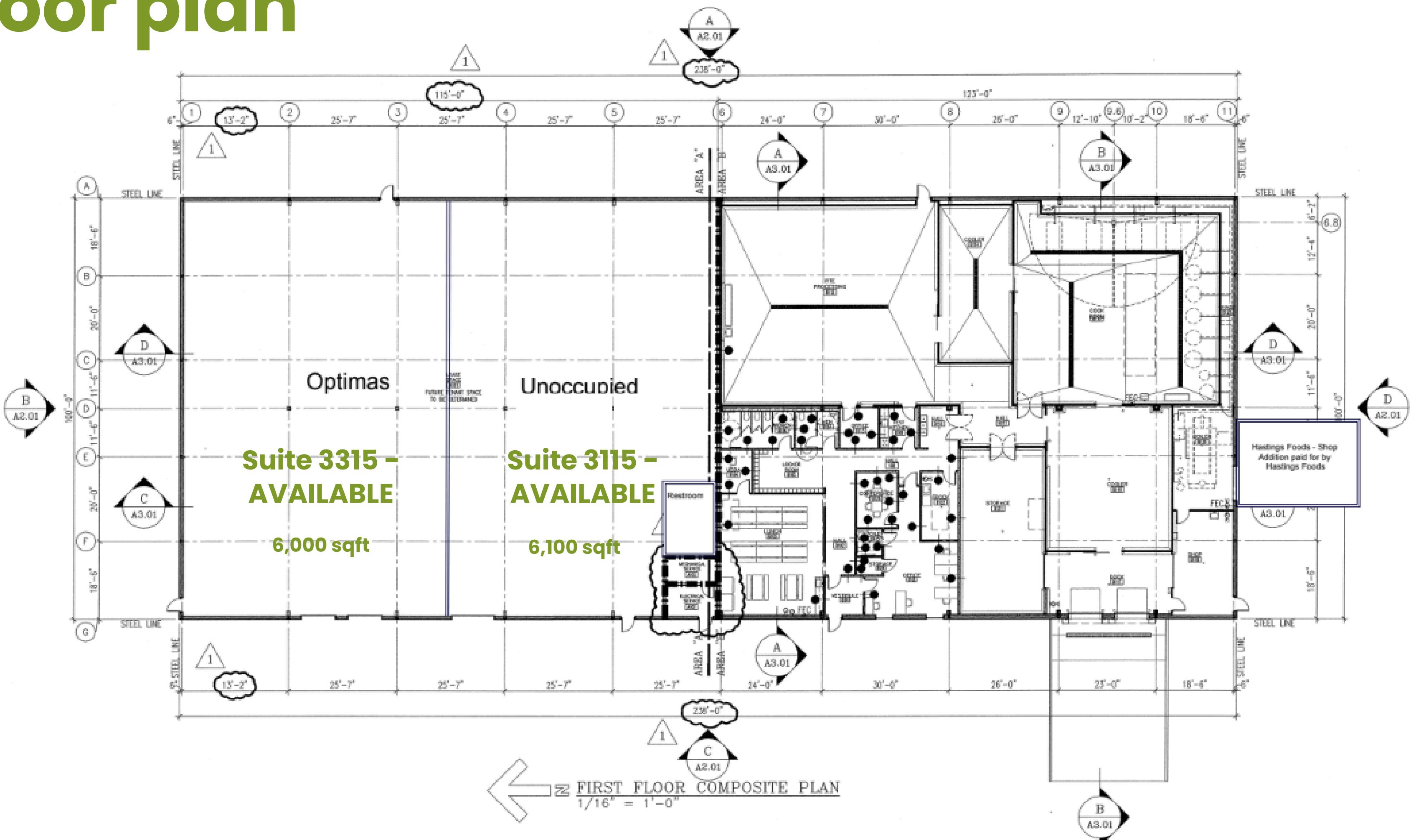
- Ceiling heights ranging from 18'-20' throughout the complex
- Nine dock-high doors and three drive-in doors for flexible access
- Restrooms within tenant spaces and ample on-site parking
- Join long-term co-tenants Hastings Foods and Optimas OE Solutions
- Additional ±1-acre parcel available off Webb Road for lease or expansion potential



# Property Photos



# Floor plan





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