

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

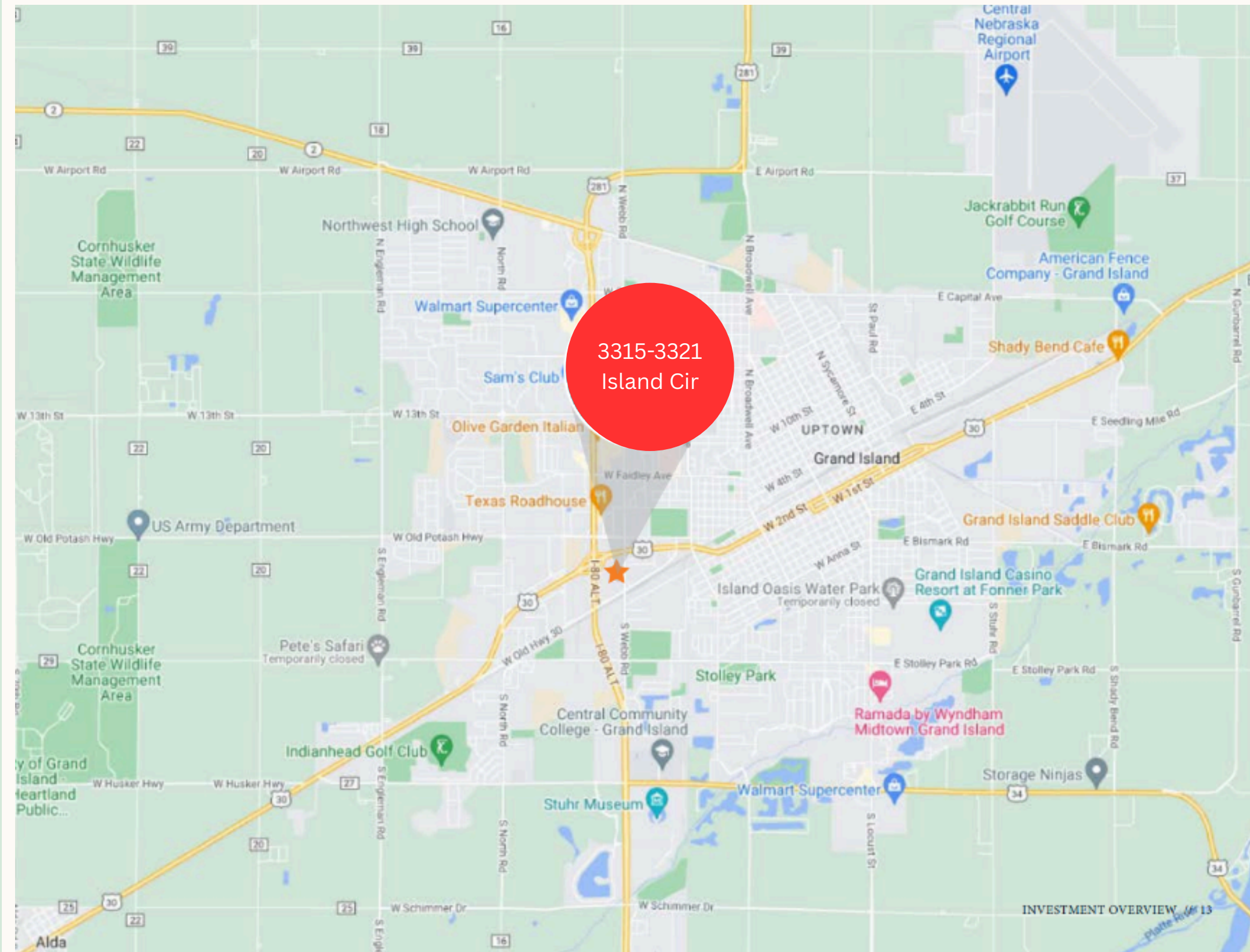
A well-located and established industrial complex anchored by long-term tenants Hastings Foods and Optimas OE Solutions, with additional space available for lease.

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

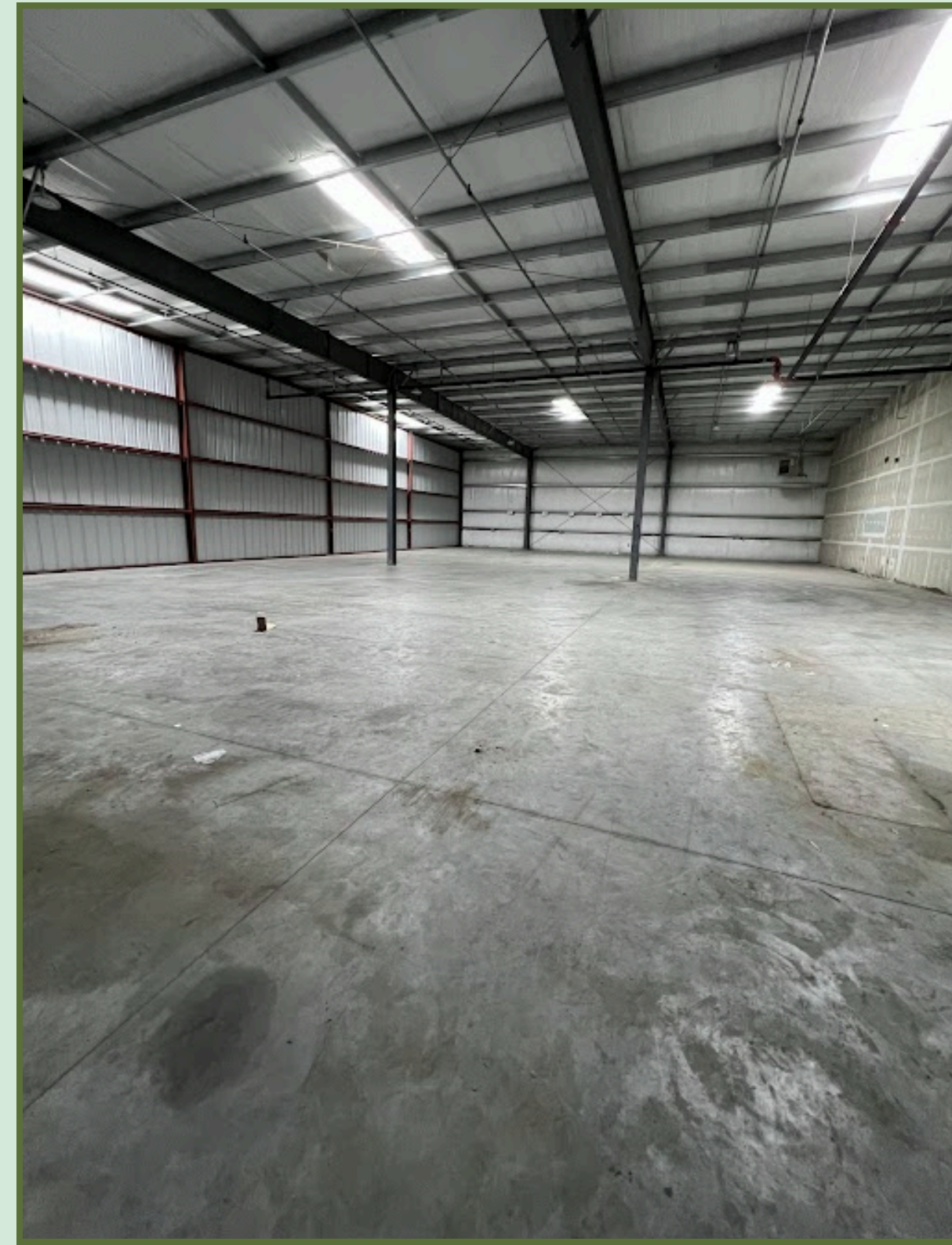
Condition: Excellent, Ready-for-Buildout

Available: Ready for Leasing



Key Features:

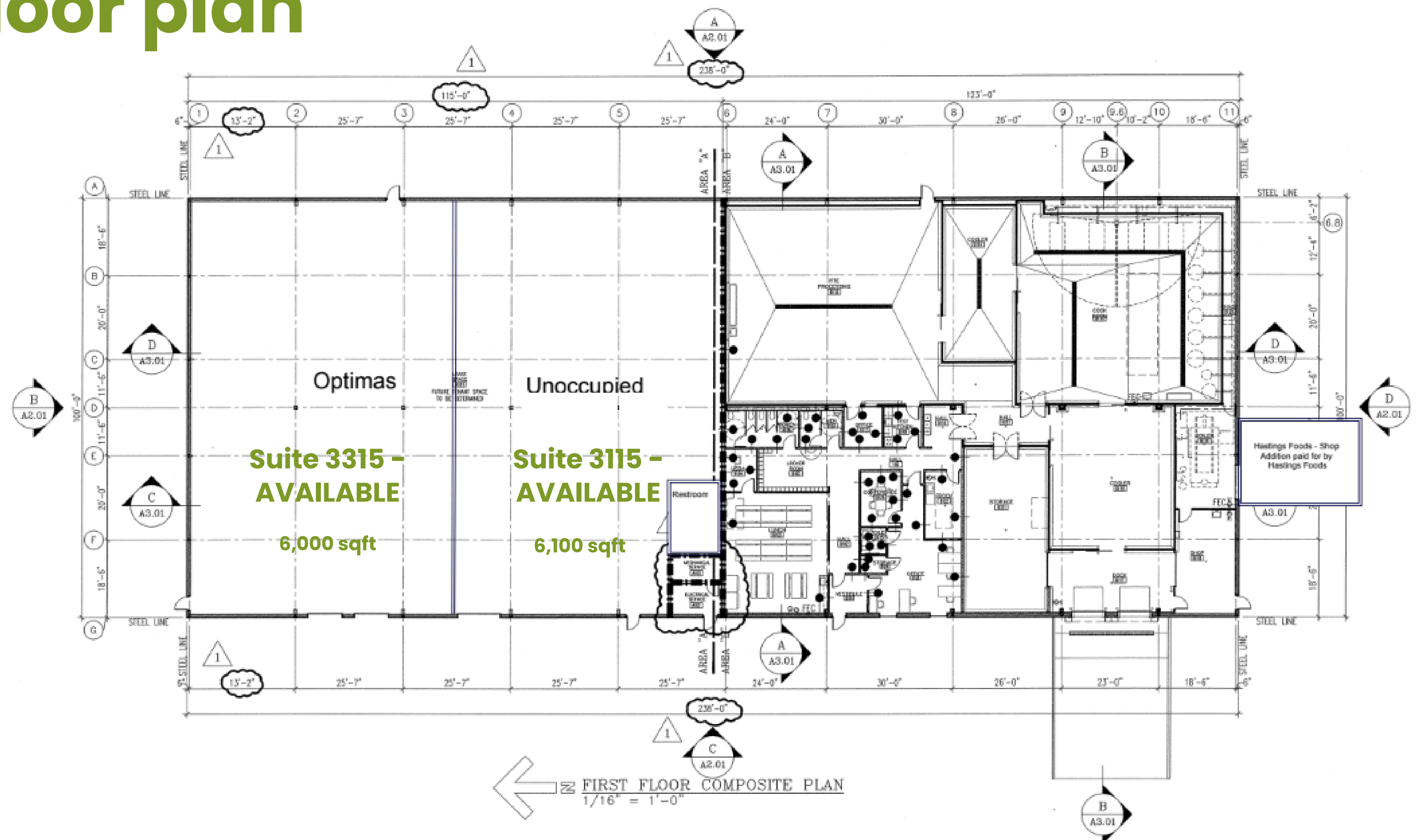
- Ceiling heights ranging from 18'–20' throughout the complex
- Nine dock-high doors and three drive-in doors for flexible access
- Restrooms within tenant spaces and ample on-site parking
- Join long-term co-tenants Hastings Foods and Optimas OE Solutions
- Additional ±1-acre parcel available off Webb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



Property Photos



Floor plan



← FIRST FLOOR COMPOSITE PLAN
1/16" = 1'-0"



SUSGENIX

ISLAND CIRCLE

**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

