



Colliers



FOR SALE: \$130.00 PSF | FOR LEASE: \$8.50 PSF

Fairview One

Hwy 75 & Fairview Road
Bellevue, Nebraska

Delivery Q3 2027 | 234,360-Square-Foot Industrial Building

Kyle Peterson

CEO, Principal | Nebraska
+1 402 763 1702
kyle.peterson@colliers.com
Agent has equity

Charles McNeil

SVP Principal | Nebraska
+1 402 763 1743
charles.mcneil@colliers.com
Agent has equity

Cade Johnson

Associate | Nebraska
+1 402 763 1749
cade.johnson@colliers.com



Executive Summary

Overview

Colliers is pleased to present this 234,360-square-foot industrial property available for lease or sale. The building offers flexible configurations suitable for warehouse, distribution, or light industrial uses. Currently under construction and on schedule for Q3 2027 delivery and Q4 2027 occupancy.

Designed for operational efficiency, the property features 44 dock doors (with the ability to add an additional 44) and two drive-in doors to support a wide range of logistic and warehousing uses. The 32' clear height allows for substantial vertical storage capacity and efficiencies. Strategically located on the northeast corner of Fairview and Fort Crook Roads with immediate access to Highway 75 and 10 minutes from I-80.

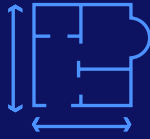
Offering Highlights:

- 234,360-square-foot building
- Zoned ML - See [Bellevue Zoning Ordinance](#), page 106
- Offered for sale at \$30,460,000 (\$130.00 per square foot)
- Offered for lease at \$8.50 per square foot, NNN

Property Overview



Highway 75 & Fairview Rd
Bellevue, NE 68123



234,360 Total
Square Feet



Available Late 2027



23.863 Total Acres



88 Potential Dock Positions



Building Size / Year Built

234,360 Square Feet /
2027



Building Dimensions

750' wide x 310' deep



Property Acreage

23.863 Acres



Parking

188 Dedicated Spaces



Warehouse

23,436 Square Feet
Minimum
234,360 Square Feet
Maximum



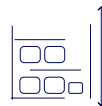
Office Build-Out

Subject to users need



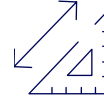
Loading

44 Dock Doors; ability to
add additional
2 Drive-in Doors



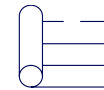
Ceiling Height

32' clear height



Structure

Insulated pre-cast panels



Roof

Low-slope metal roof
system, 1/4" per foot



Floor

Concrete floors with
4,000 PSI



Utility Providers

Electric - OPPD
Water - MUD
Sewer (Sanitary & Storm)
- City of Bellevue
Gas - MUD



Fire Protection

ESFR



Electrical

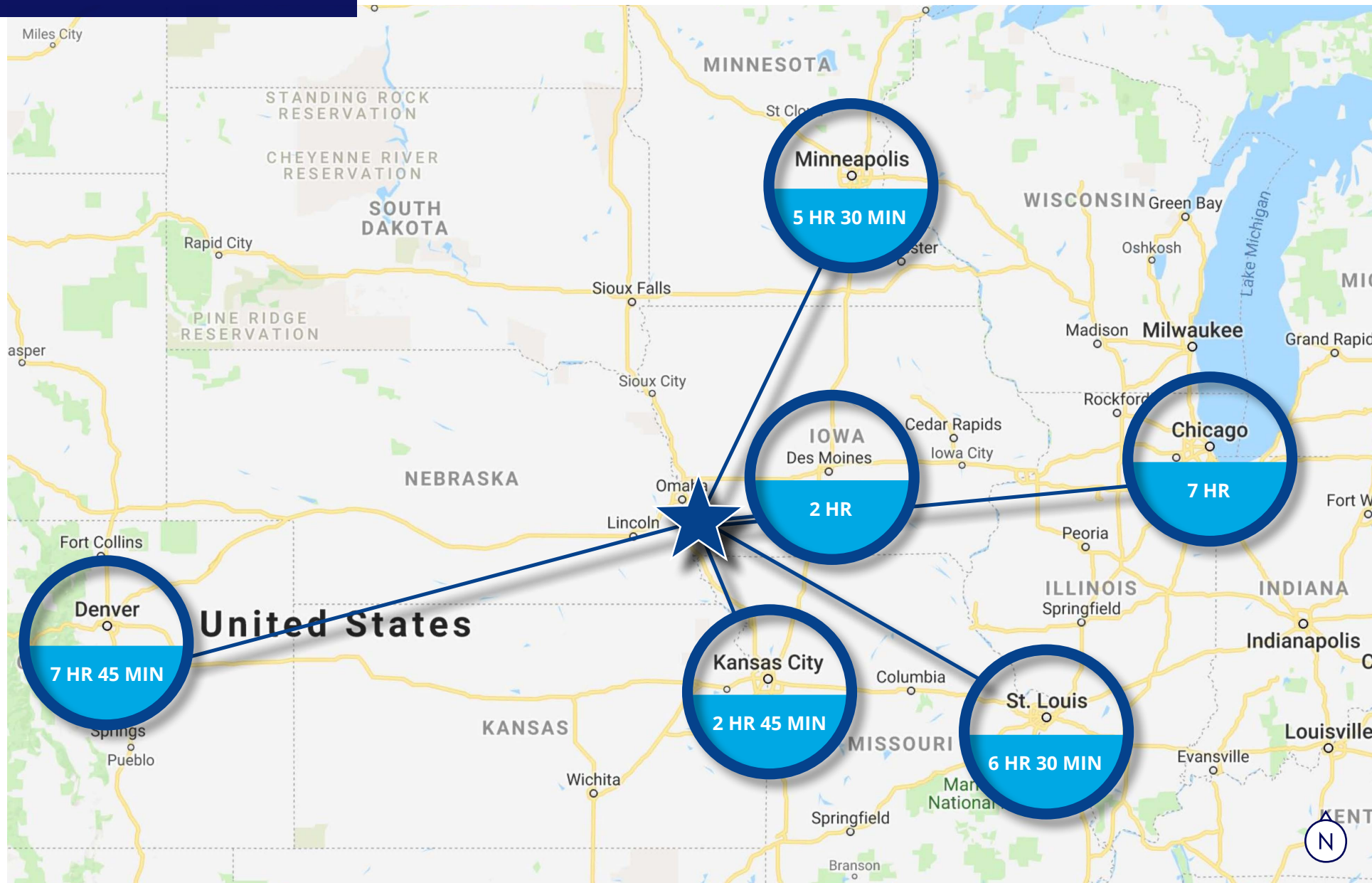
3-Phase



Zoning

Industrial (ML)

Area Map



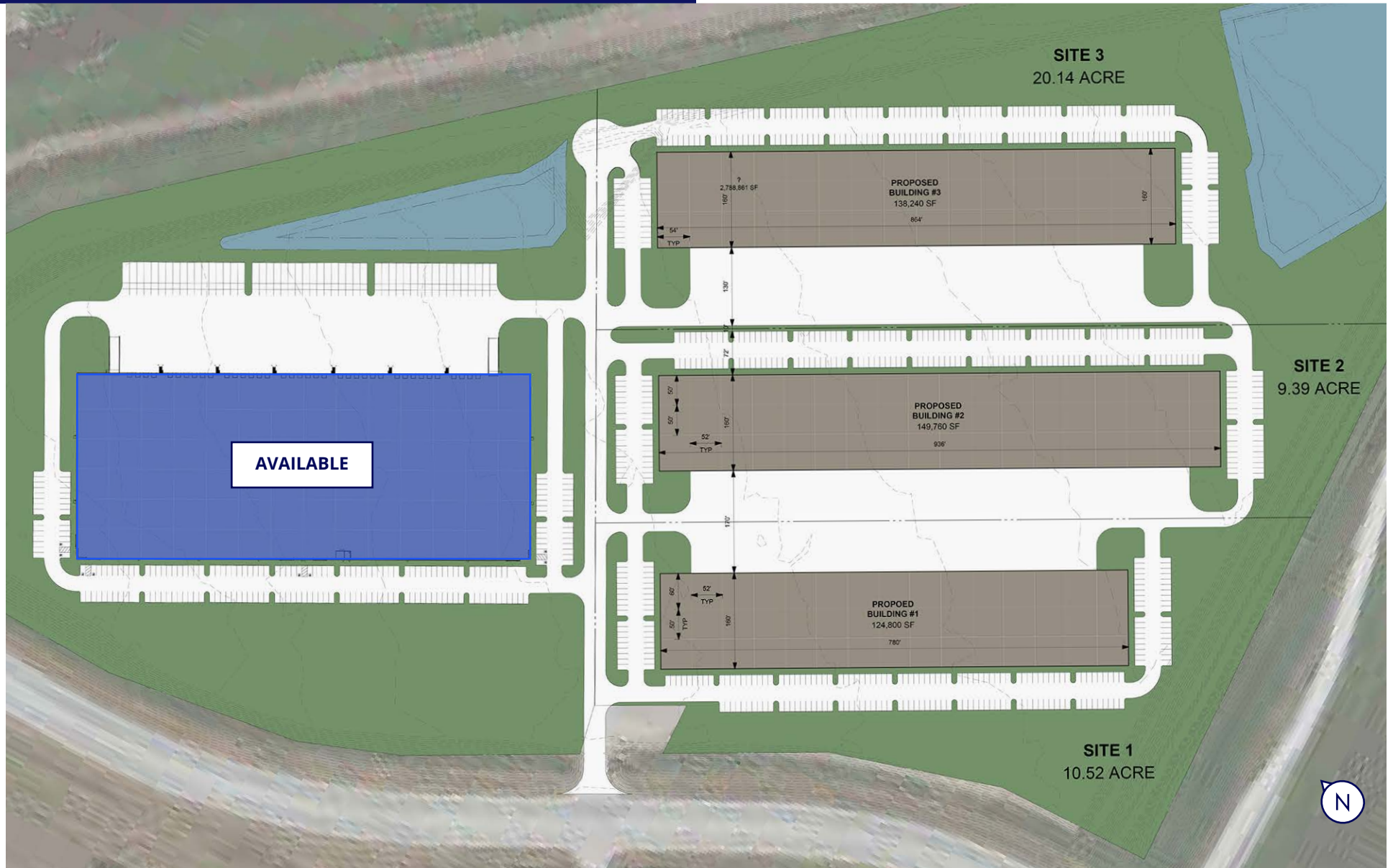
Surrounding Area Aerial



Property Aerial

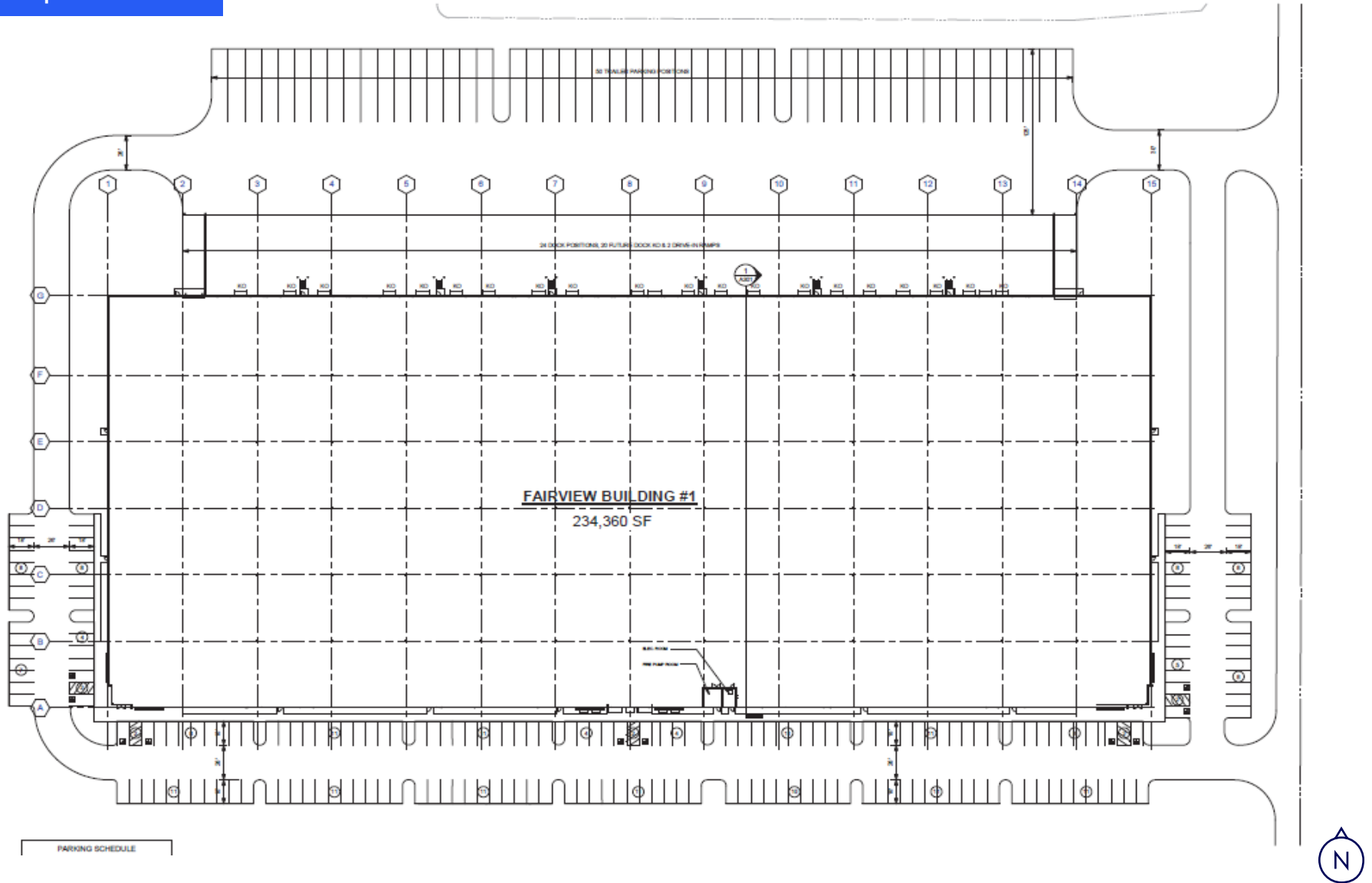


Site Plan

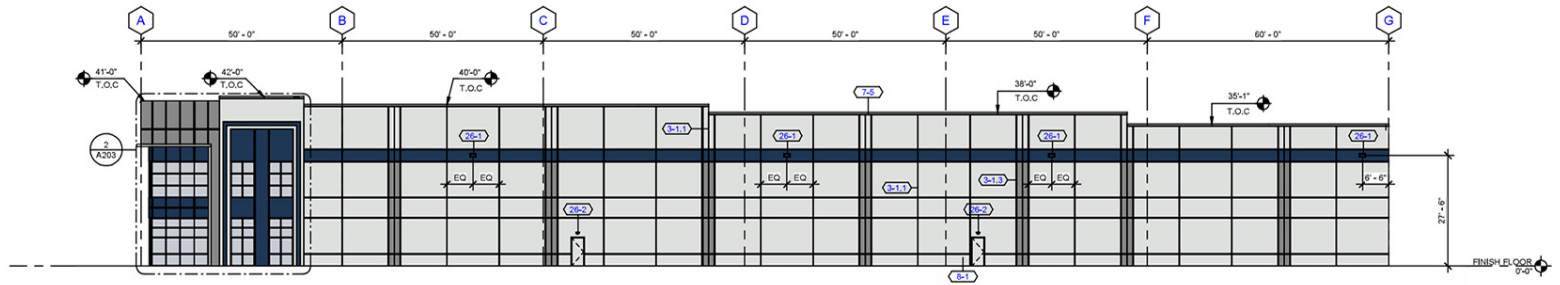


Floor Plan

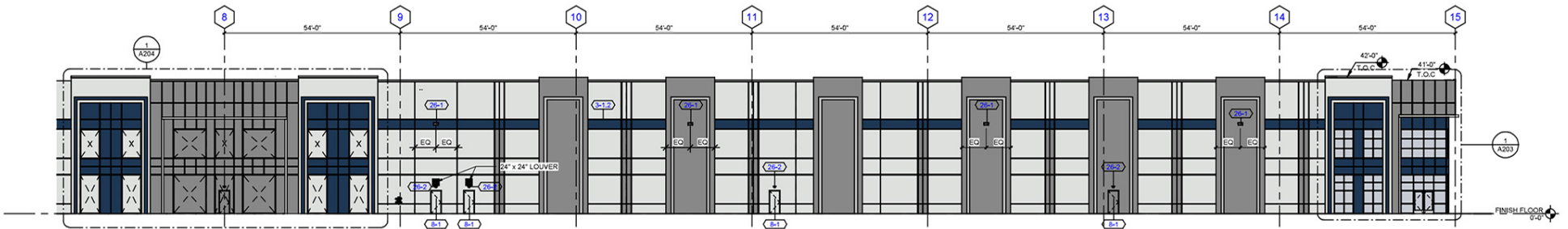
234,360 Square Feet



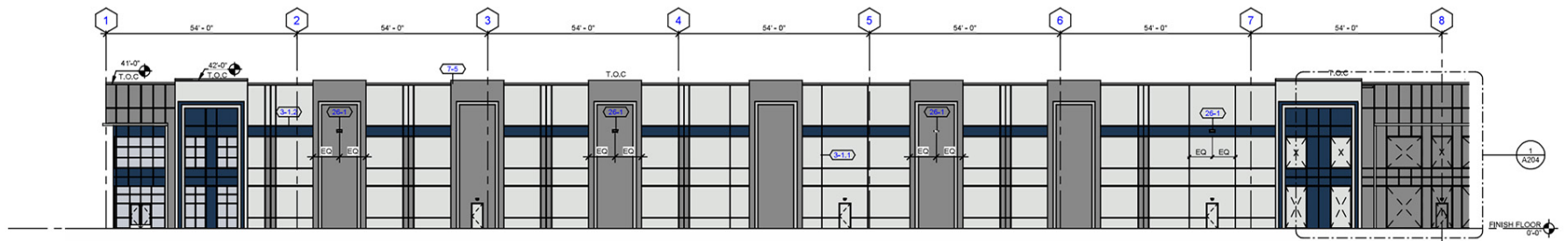
Elevation



3 SOUTH BUILDING ELEVATION
A201 SCALE: 1/16" = 1'-0"

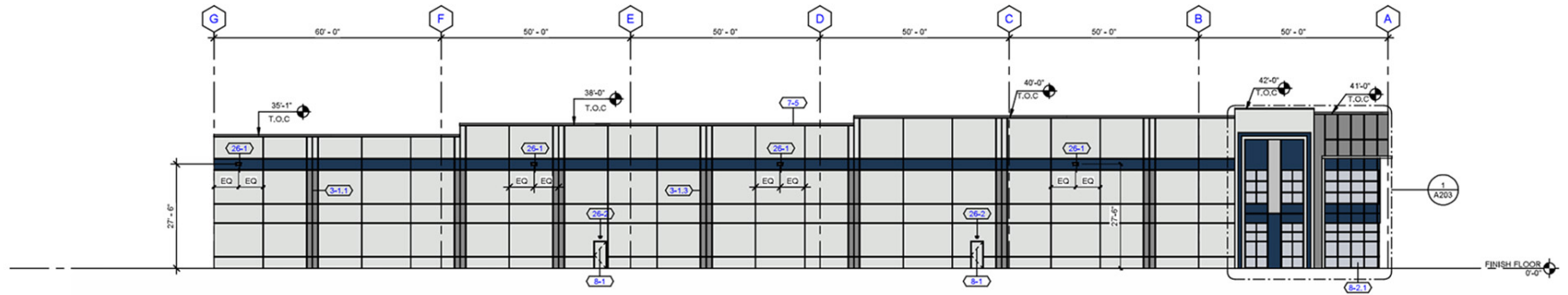


2 WEST BUILDING ELEVATION - SOUTH HALF
A201 SCALE: 1/16" = 1'-0"

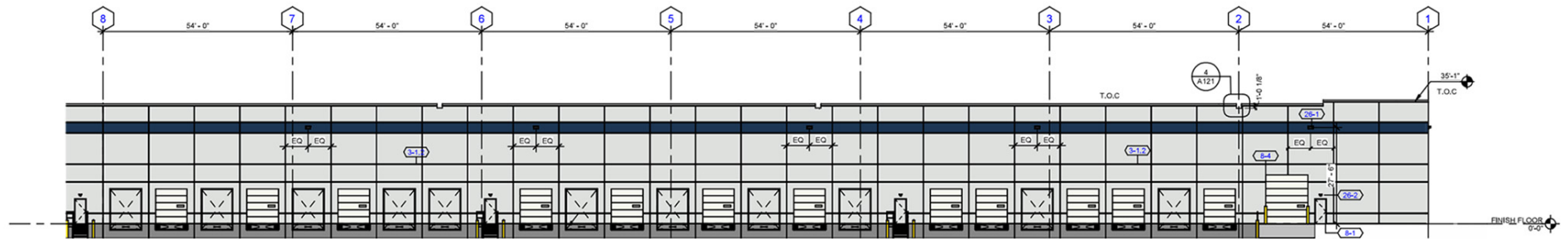


1 WEST BUILDING ELEVATION - NORTH HALF
A201 SCALE: 1/16" = 1'-0"

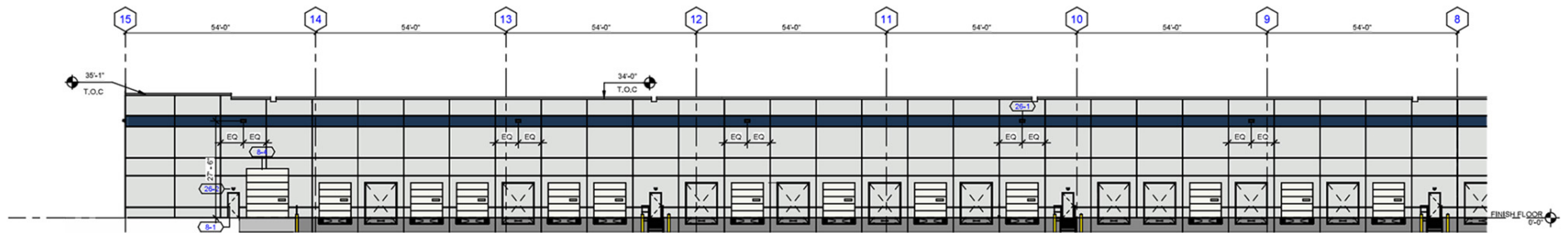
Elevation



3 NORTH BUILDING ELEVATION
A202 SCALE: 1/16" = 1'-0"



2 EAST BUILDING ELEVATION - NORTH HALF
A202 SCALE: 1/16" = 1'-0"



1 EAST BUILDING ELEVATION - SOUTH HALF
A202 SCALE: 1/16" = 1'-0"

Investment Opportunity | Offering Memorandum

Fairview One

Bellevue, Nebraska



Accelerating success.

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.