

Commercial Flex Space For Sale or Lease

Schedule a tour of our
fully finished model today!

BUILT

BY RED DOG



Red Dog
BUILDING GROUP



Ryan Gratopp

Ryan@reddogbuildinggroup.com

402-630-1562

www.builtbyreddog.com





Harvest Heights on the Creek



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Property Highlights

- ✓ New Construction
- ✓ Low Maintenance & Energy Efficient, Full Span Metal Buildings
- ✓ Tremendous Growth Area
- ✓ High Household Income Area- \$131k Median Income Within 5 Mile Radius
- ✓ Excellent Visibility from HWY 275 with 23,065 Vehicles per Day Traffic Count.
- ✓ Only 3 minutes west of 204th and Dodge

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US Highway 275
Waterloo, NE 68069



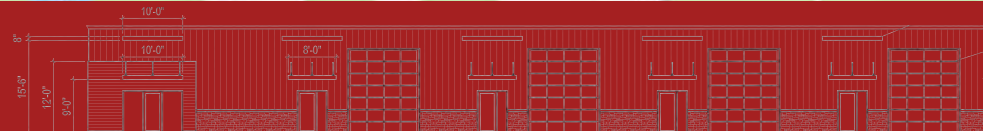
Directions:

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

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Sold

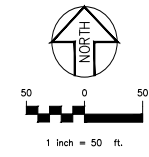
Red Dog
BUILDING GROUP

Office Spaces For Lease 100 S.F. Ea

Building or Condo Bays For Sale/Lease

PHASE 1

Sold



SITE NOTES

TOTAL SITE AREA: 308,975 SF (7.09 AC)
TOTAL BUILDING AREA: 84,000 SF
TOTAL PAVING WITHIN PROPERTY:
- PHASE 1: 145,273 SF
- PHASE 2: 271,836 SF
ZONING NOTES
ZONED: BC
PROPOSED USE: RETAIL SALES
SETBACKS:
FRONT= NONE
REAR= 10'
SIDE=10'
PARKING REQUIREMENT CALCULATION:
STALLS REQUIRED = 1 STALL/300 SF FOR 84,000 SF
TOTAL STALLS REQUIRED = 280
PHASE 1 STALLS PROVIDED = 103
PHASE 2 STALLS PROVIDED = 177
TOTAL STALLS PROVIDED = 280

Consultant
Owner

R.W. Engineering & Surveying, Inc.
Scott M. Braun, 402-573-2205
CA-0339

7525 N. 101st Street, Ste. 1
Omaha, Nebraska 68122

HARVEST HEIGHTS
2400th Street and Blondo Street
Waterloo, NE



SITE LAYOUT

PROJECT INFO	
PROJECT NO.	24-389
DATE	10/10/2024
DESIGNED BY	PHB
DRAWN BY	AK
CHECKED BY	SMB
REVISION	
REVISION	DATE

SHEET
C1.0

UTILITY WARNING:
UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATORS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
RW ENGINEERING & SURVEYING GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THIS UNDERGROUND SITE DATA. RW ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.

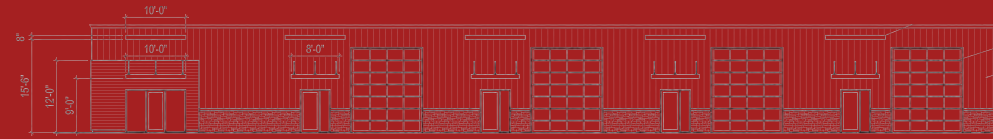


Estimated Completion:
Phase 1 August 2025 Phase 2 TBD
Use Type: Flexible, Retail, Light Industrial, Warehouse, Contractor

County: Douglas
Zoning: Village of Waterloo Business and Commercial District

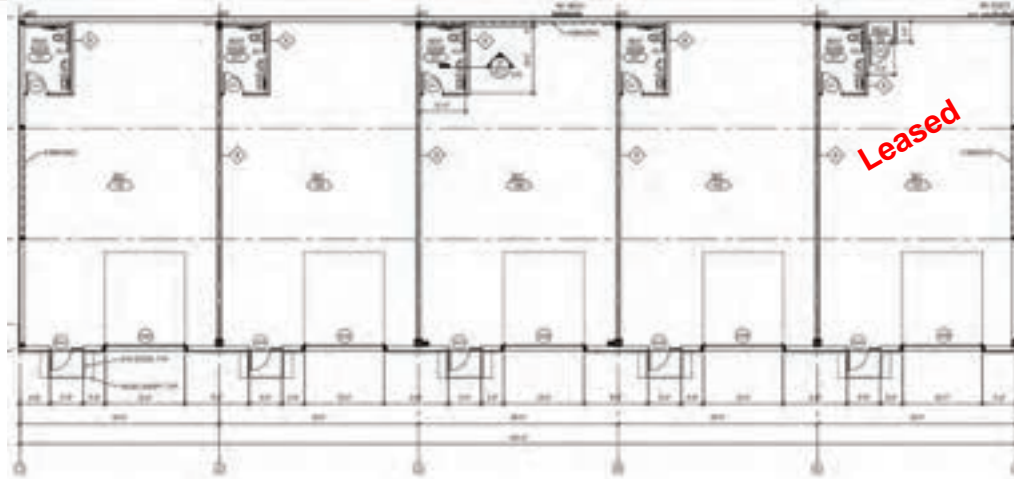


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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



Leasing Information

Lease Rate per 1500sf Bay: \$2500 per month

This is a "tenant friendly" modified lease which includes taxes, insurance, common area maintenance and association dues. One easy monthly payment covers everything except utilities and interior maintenance.

SPACE INFORMATION

Leasable Area SQFT	1500 to 7500
Divisible Area SQFT	1500
Lease Term/Type	Negotiable/Modified Gross
Utilities by Landlord	Water
Utilities by Tenant	Gas, Electricity, Internet
Tenant Improvements	Negotiable
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





Sales Information

Purchase Price Per 1500sf Bay: \$385,000

Purchase Price Per 7500sf Building: \$1,550,000

Purchase Price per 9000 SF Building: \$1,800,000

*4 buildings at 7500 sf

6 buildings at 9000 sf

*Add \$50,000 for Highway Facing Buildings

SPACE INFORMATION

Building Size SQFT	7500sf buildings are 150x50sf 9000sf buildings are 180x50sf
Building Dimensions	150x50sf 18' front wall 14' rear wall height
Bay Dimensions	30'x50' sf 1500sf total
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
Water and Sewer	City water and sewer
Ownership Type	Condominium



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