

Commercial Flex Space For Sale or Lease

Schedule a tour of our
fully finished model today!

BUILT
BY RED DOG



Scan this QR to stay up
to date on availability
by visiting our website



Ryan Gratopp
(402)630-1562
ryan@reddogbuildinggroup.com





Harvest Heights Business Park



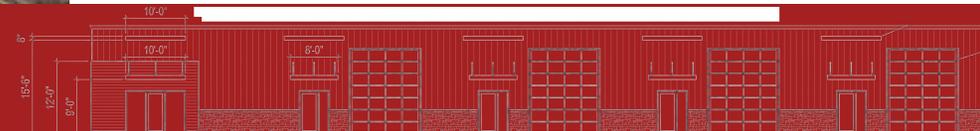
Property Highlights

- ✓ 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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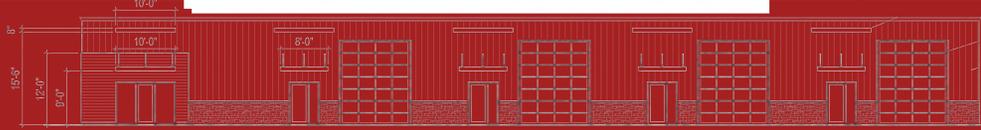


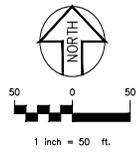
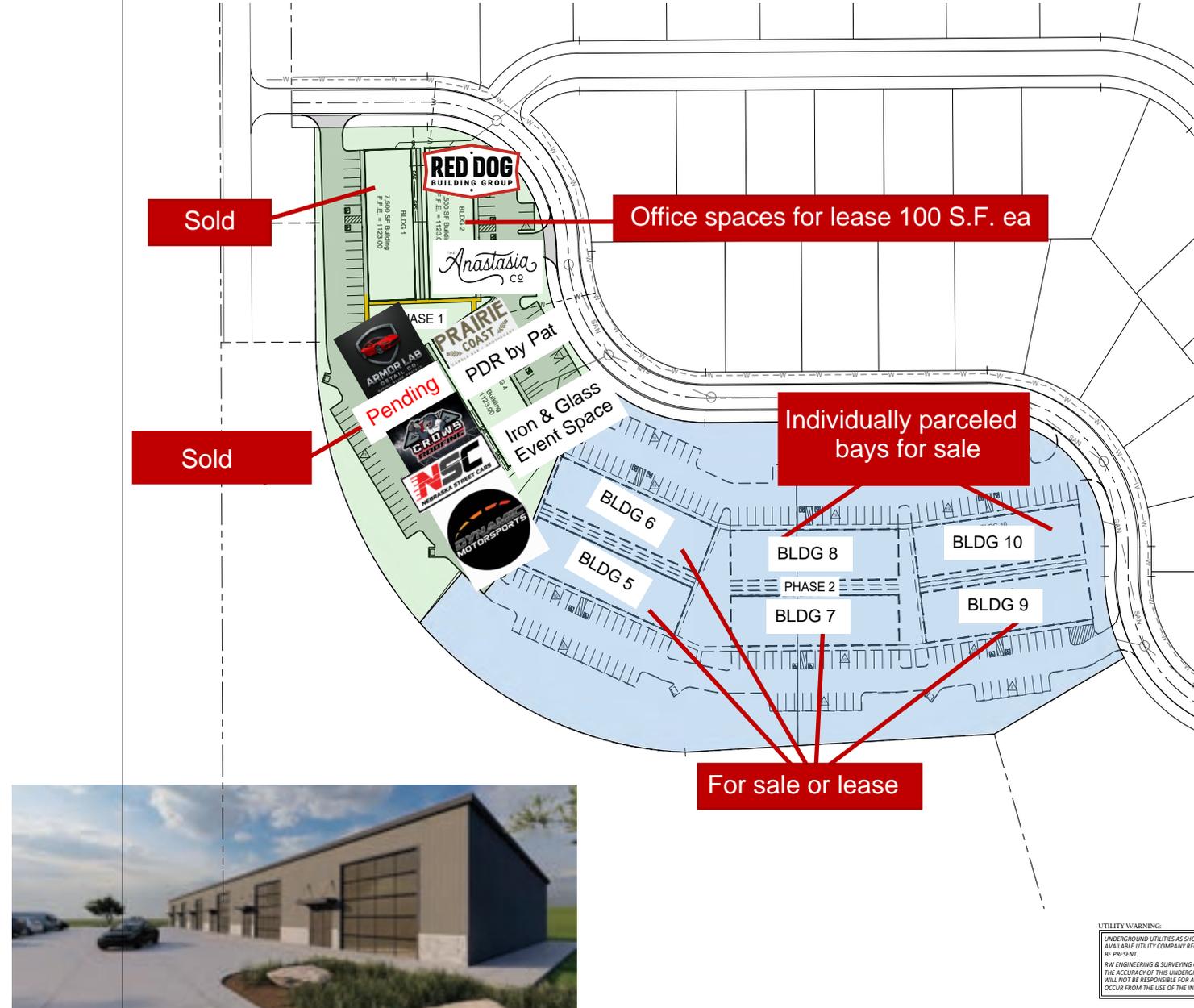
Directions:
 Take Hwy 275 to the Blondo exit (Between W. Dodge and W. Maple) turn East .15 Miles to 240th St, turn North and Harvest Heights is immediately on the East side.
 OR
 Search Red Dog Building Group in Google Maps



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SITE NOTES

TOTAL SITE AREA: 308,975 SF (7.09 AC)
 TOTAL BUILDING AREA: 84,000 SF
 TOTAL PAVING WITHIN PROPERTY:
 - PHASE 1: 445,273 SF
 - PHASE 2: 271,838 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

HARVEST HEIGHTS
 2400th Street and Blondo Street
 Waterloo, NE



SITE LAYOUT

PROJECT INFO

PROJECT NO: 24-083
 DATE: 10/12/24
 DESIGNED BY: PMB
 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.
 R.W. ENGINEERING & SURVEYING GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THIS UNDERGROUND SITE DATA. R.W. ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



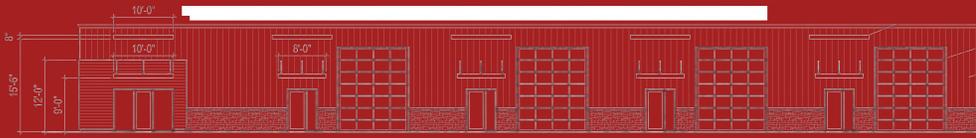
Estimated Completion:
 Phase 2 June 2026

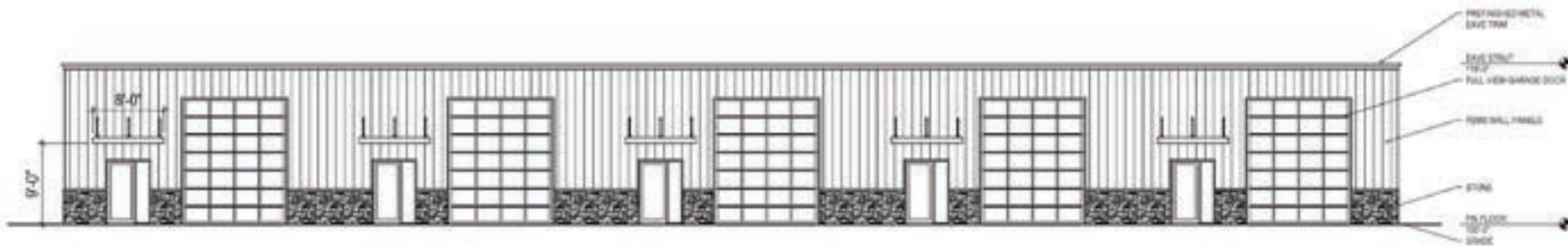
Use Type: Flexible, Retail, Light Industrial, Warehouse, Contractor

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

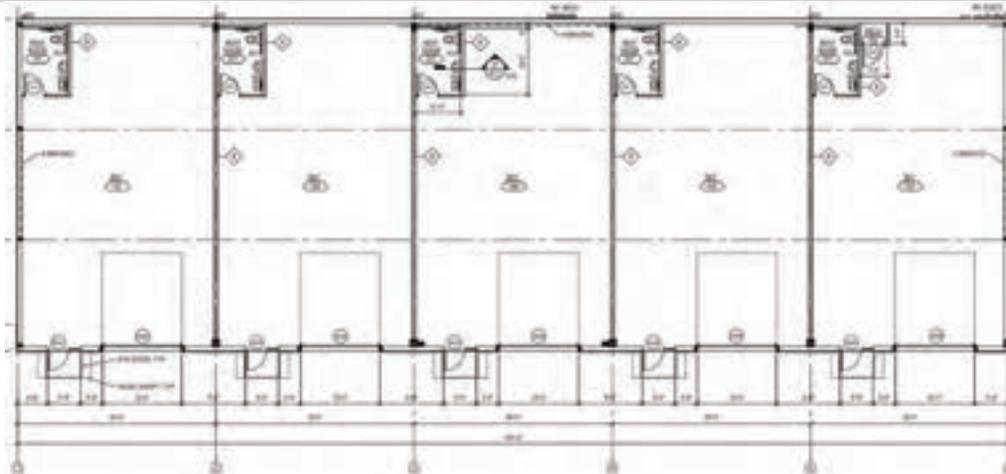


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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



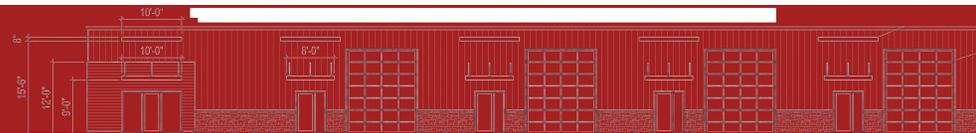
Leasing Information

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

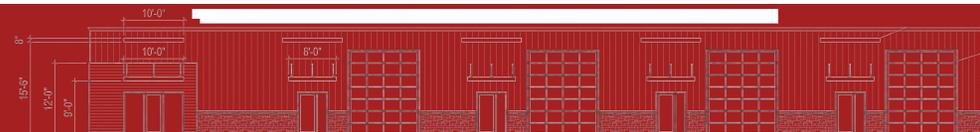
SPACE INFORMATION

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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Built By Red Dog

AWESOME

- Modern and sleek
- Maintenance free
- Energy efficient
- Located in a growing community

AFFORDABLE

- Focus on research & development to maximize all economies and efficiencies of scale
- We strive to bring you the very best product at the lowest price

FLEXIBLE & ATTAINABLE

- Lease OR buy
- Right size
- Right term
- Right structure

Built for your Small Business

- Sports & fitness complex
- Retail
- Office
- Studio
- Makers space
- Contractors
- Man cave
- Start up



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