

BUILT
BY RED DOG



HARVEST HEIGHTS

We build for how you work.

Everything we build is measured against one question...
“Will this help our clients succeed?”

That shows up in more than just our buildings. It shapes how we think, how we plan, and how we work with the people we serve.

We’re not here to “just sell you on some space.” We’re here to help you make a good decision—one that fits how you operate today and where you’re headed next.



Our People

A team that responds when needed, gives honest guidance, and follows through on what’s promised. That’s a Red Dog promise.



**Ryan
Gratopp**
Chief Executive Officer



**John
Batcher**
Chief Administrative Officer



**Dave
Mays**
VP of Operations



**Chloe
Linstroth**
Customer Experience



**Brody
Buck**
Superintendent



**Tim
Mischnick**
Project Manager



Always centered around client success.

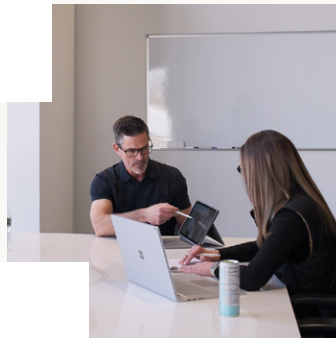
Simple steps, no guesswork.



1

Discovery

Before we talk buildings, let's talk about you. How you work. Where space slows you down. What you need it to do better. The goal is simple: understand first, suggest second.



2

Feasibility

Let's make sure this actually works. We look over power, access, layout, budget—then we check it again. If something's off, we'd rather catch it early.

3

Proposing

What "moving in" might look like. We'll propose a clear scope, clear numbers and a clear timeline. No guessing what you're saying yes to.



4

Refinement

Let's make sure it's right before we commit. We refine things on our side like layout, numbers, details—this is where everything gets dialed in.

5

Signing

This is where it gets exciting! By now, it should all feel clear and make sense. Not a leap—just the next most-fun step.



Harvest Heights

📍 23913 Southwest Street Waterloo, Nebraska

Harvest Heights is positioned just west of Omaha on the edge of rapidly growing Waterloo, placing it in one of the metro’s most active areas of expansion. With convenient access to major highways and key connecting streets, the location offers an ideal balance of accessibility, visibility, and room to grow.

Harvest Heights brings together thoughtfully designed Business Suites and Hobby Condos in a setting built for flexibility, functionality, and long-term value. Surrounded by residential and commercial growth, it is a location created for people and businesses looking to establish themselves in one of the area’s most promising corridors.



Scan to view online.



Development	7 Acres
Buildings	10 Buildings
Utilities	City Sewer and Water
Use Type	Flexible, Retail, Light Industrial, Warehouse, Contractor
County	Douglas County
Zoning	Village of Waterloo Business and Commercial District



The Buildings

Building 1



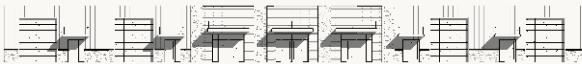
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Building 3



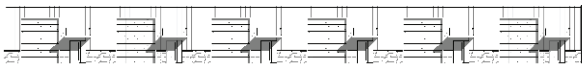
Size	150' x 50'	Bays	5
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Building 5



Size	180' x 50'	Bays	7
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Building 7



Size	180' x 50'	Bays	6
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Building 9



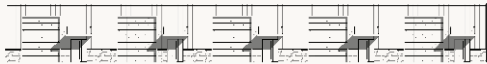
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Building 2



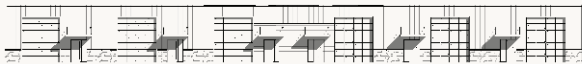
Size	150' x 50'	Bays	5
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Building 4



Size	150' x 50'	Bays	5
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Building 6



Size	180' x 50'	Bays	6
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Building 8



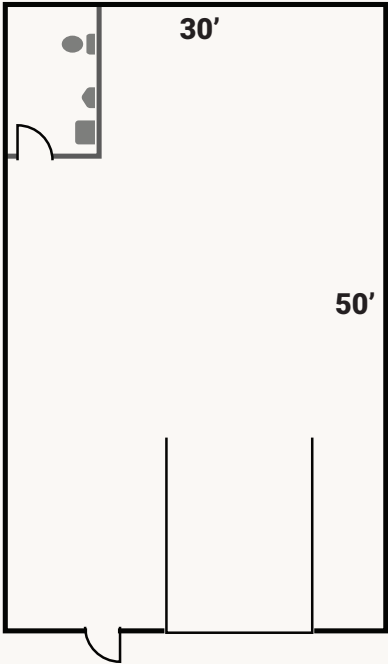
Size	180' x 50'	Bays	6
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Building 10



Size	180' x 50'	Bays	6
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The Bays



Area	1500 ^{sf2}
Size	30' x 50'
Lease	Modified Gross
Tenant Util.	Gas, Electricity, Internet
Owner Util.	Water
Improvements	Negotiable

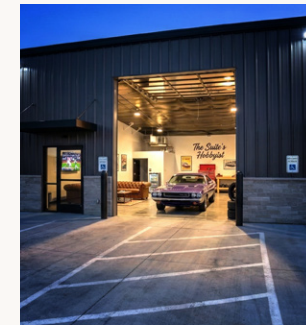


Red Dog Standards

Features included in every Red Dog building and never costs extra.

Efficiency	RD	Others
Insulated Glass Garage Doors	✔	✖
R-38 Ceiling Insulation	✔	—
R-25 Wall Insulation	✔	—
2" Foam Footing Insulation	✔	—
96% Efficient Furnaces	✔	!
Name-Brand HVAC Equipment	✔	✖
Programmable Thermostats	✔	!
Foundation		
Stoop Footings	✔	✖
6" Reinforced Concrete Slabs	✔	!
6" Concrete Parking Lots	✔	!
9" Approach Concrete	✔	—
Integrated Curbs	✔	!
Exterior		
PVC Bollard Sleeves	✔	✖
Real Stone Veneer	✔	!
Entry Canopies	✔	!
Low-Maintenance Exterior	✔	—
Interior Hose Spigot	✔	!
Convenience		
3/4 Plywood Above Restrooms	✔	!
Six High-Bay LED Lights	✔	!
Epoxy Restroom Paint	✔	!
Safety	RD	Others
Emergency Exit Lighting	✔	!
Exterior Wall Lighting	✔	!
Fire Extinguishers	✔	!
ADA-Compliant Restrooms	✔	!
Fire Caulking	✔	!
Extras		
R-19 Interior Wall Soundproofing	✔	!
Restroom Paper Dispensers	✔	✖
Restroom Signage	✔	✖
ADA Restroom Grab Bars	✔	✖
Restroom Mirrors	✔	✖
Vinyl Base Trim	✔	✖
Interior Door Hardware	✔	✖
Fully Painted Interior	✔	!
Water Heater	✔	!
Restroom Fans	✔	✖
Suite Numbers on Doors	✔	✖
Parking Lot Striping	✔	✖
Parking Lot Joint Sealing	✔	!
Individual Utility Metering	✔	!
200 Amp Electrical Panels	✔	!
Garage Opener with Entry Control	✔	✖
Final Cleaning at Completion	✔	!

– Sometimes comes standard
! Maybe but not likely
✗ Not a chance



Notes:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's part of a bound notebook.



Flexible. Functional. Affordable.



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Suite 5
Waterloo, NE 68069



402-225-6399



Find us online at
www.builtbyreddog.com

