



TURNKEY RETAIL/FLEX BAYS

Harvest Heights Business Park, Building 6

23901 Southwest Street | Waterloo, Nebraska

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Property Overview

FOR SALE

\$1,850,000

FOR LEASE

\$2,500/Month Modified Gross

Highlights



1,500 - 9,000
Square Feet Available



One 12' x 14'
Drive-in Door per Bay



17' (front) - 13' (rear)
Ceiling Height



31,000 EADT



Just off of Hwy 275 &
Blondo Streets; minutes
from West Dodge
Expressway

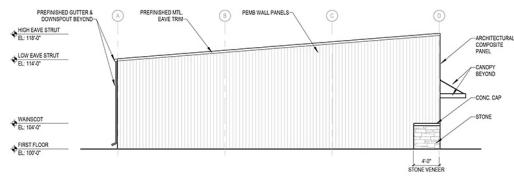
Harvest Heights sets a new standard for modern business park development at 240th & Blondo Streets, offering sophisticated, flexible spaces designed to accommodate trade, showroom, light industrial, and retail users alike.

Located just west of Elkhorn near Waterloo, the project features striking glass overhead doors, abundant natural light, ample parking, and refined, move-in ready interiors. With both leasing and ownership opportunities available, Harvest Heights combines functionality, visibility, and long-term investment potential in one of Omaha's most dynamic growth corridors.

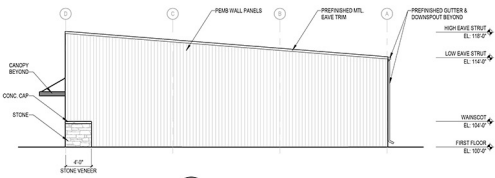
Details

| | |
|---------------------|--|
| Total Building Size | 9,000 SF |
| Available Space | 1,500 - 9,000 SF |
| Year Built | 2026 |
| Available | Estimated Completion June 2026 |
| Parking | 280 Stalls Planned |
| Construction | Metal |
| Roof | Mono slope |
| HVAC | Yes |
| Sprinkler | None |
| Power | 200 Amp |
| Restrooms | Yes, one (1) ADA-compliant per bay |
| Drive-In Doors | Yes, one (1) 12' x 14' per bay |
| Zoning | Village of Waterloo Business and Commercial District |
| Intersection | 240th & Blondo |

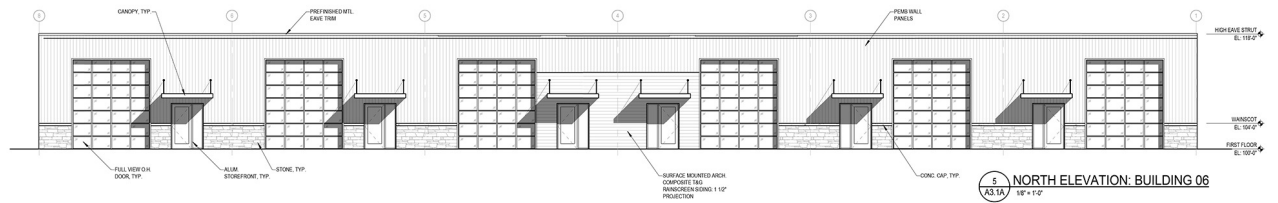
Elevation



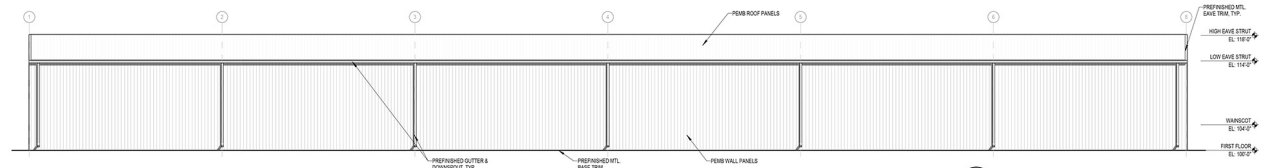
8 EAST ELEVATION: BUILDING 06
A3.1A 1/8" = 1'-0"



8 WEST ELEVATION: BUILDING 06
A3.1A 1/8" = 1'-0"

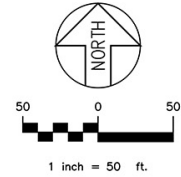
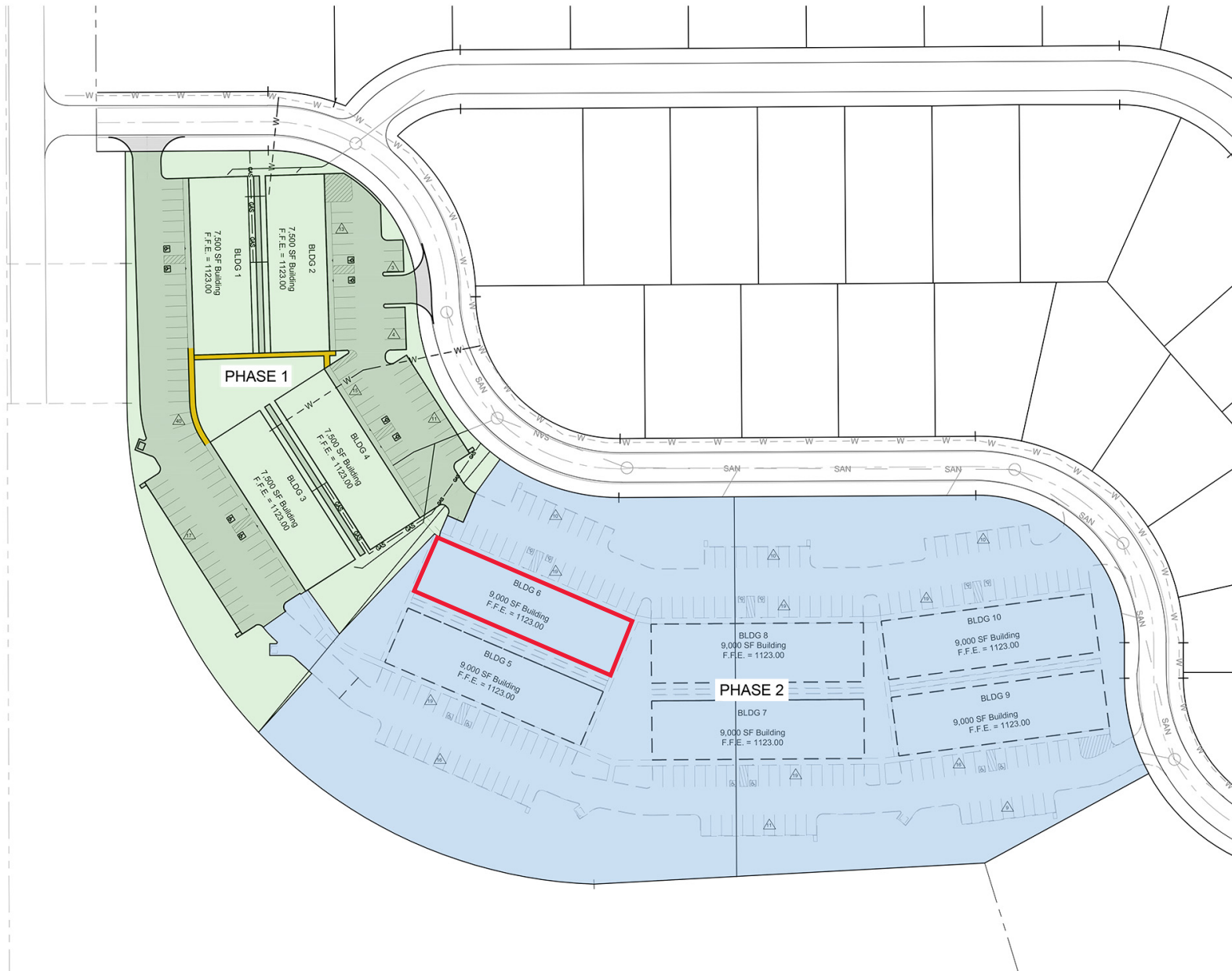


8 NORTH ELEVATION: BUILDING 06
A3.1A 1/8" = 1'-0"



7 SOUTH ELEVATION: BUILDING 06
A3.1A 1/8" = 1'-0"

Site Plan



SITE NOTES

TOTAL SITE AREA: 305,975 SF (±7.09 AC)
 TOTAL BUILDING AREA: 84,000 SF
 TOTAL PAVING WITHIN PROPERTY:
 - PHASE 1: ±47,469 SF
 - PHASE 2: ±69,640 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

Photos



Features & Highlights

Efficiency

- Insulated Glass Garage Doors
- R-38 Ceiling Insulation
- R-25 Wall Insulation
- 2" Foam Footing Insulation
- 96% Efficient Furnaces
- Programmable Thermostats

Foundation

- Stoop Footings
- 6" Reinforced Concrete Slabs
- 6" Concrete Parking Lots
- 9" Approach Concrete

Exterior

- PVC Bollard Sleeves
- Clear-Span Building Design
- Real Stone Veneer
- Entry Canopies
- Low-Maintenance Exterior
- Interior Hose Spigot

Convenience

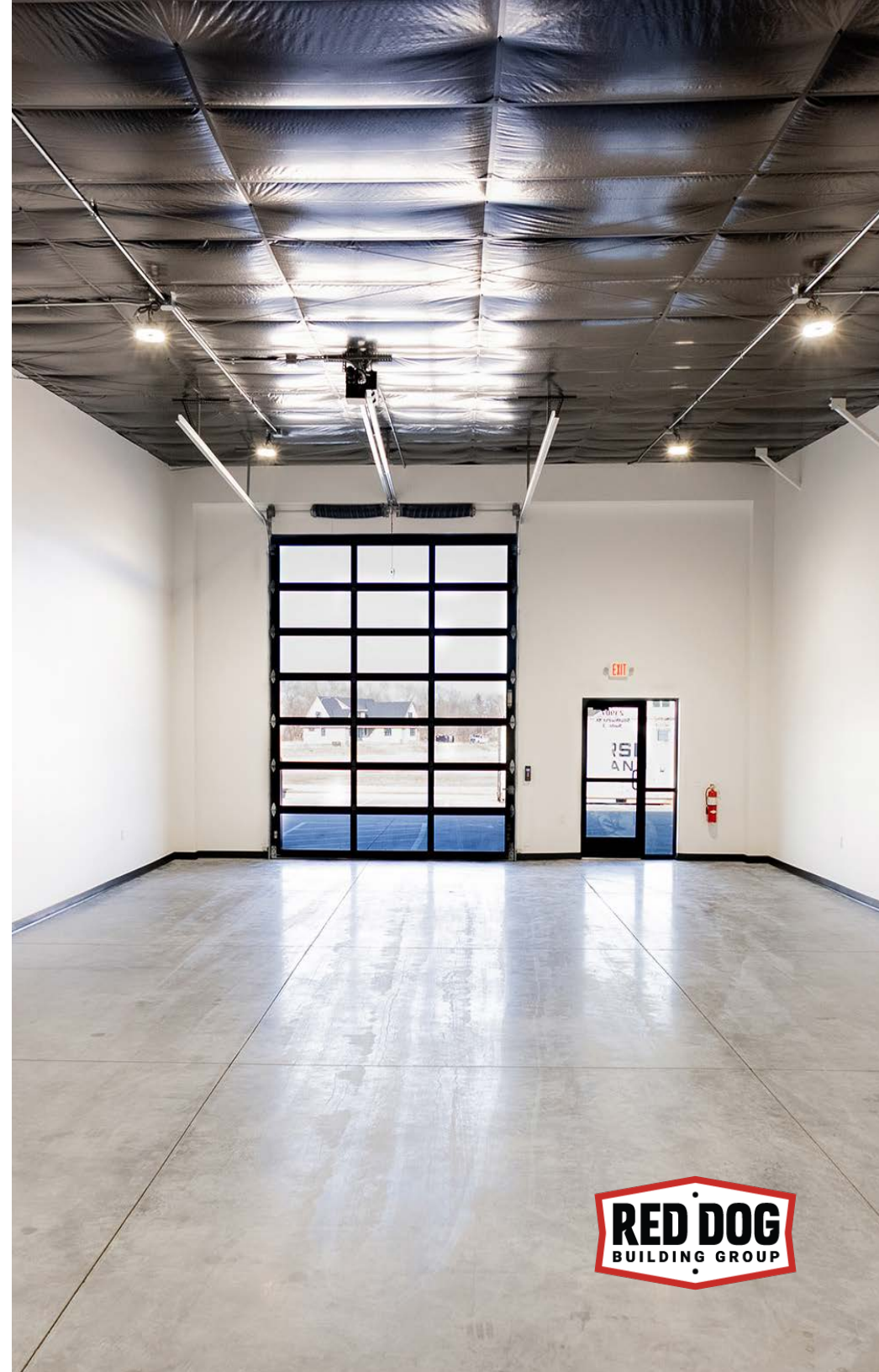
- 3/4 Plywood Above Restrooms
- Six High-Bay LED Lights
- Epoxy Restroom Paint
- R-19 Interior Wall Soundproofing

Safety

- Emergency Exit Lighting
- Exterior Wall Lighting
- Fire Extinguishers
- Fire Caulking

Extras

- Restroom Paper Dispensers
- Restroom Mirrors
- Vinyl Base Trim
- Fully Painted Interior
- Water Heater
- Restroom Fans
- Interior Garage Door Opener with Remote/App Based Entry Control
- Delivered Fully Cleaned and Move In Ready



Surrounding Area



Property Aerial



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