



**FOR SALE OR LEASE**

# 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.

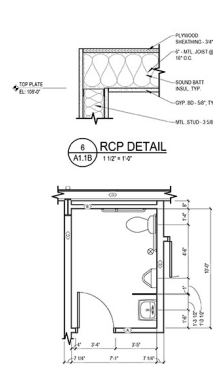
Located just west of Elkhorn near Waterloo, the project features striking glass overhead doors, abundant natural light, ample parking, and refined, move-in ready interiors. With both leasing and ownership opportunities available, Harvest Heights combines functionality, visibility, and long-term investment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

## Details

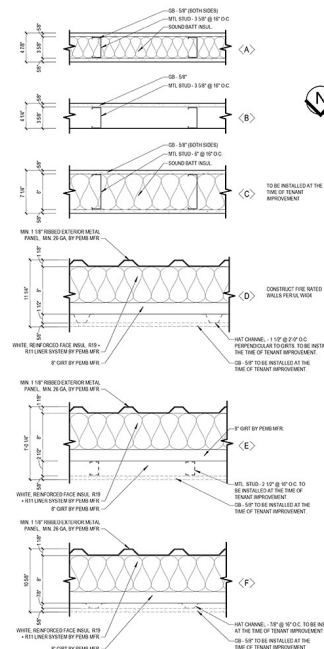
|                     |                                                      |
|---------------------|------------------------------------------------------|
| Total Building Size | 9,000 SF                                             |
| Available Space     | 1,500 - 9,000 SF                                     |
| 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                                       |

## Harvest Heights Business Park, Building 6, Waterloo, NE

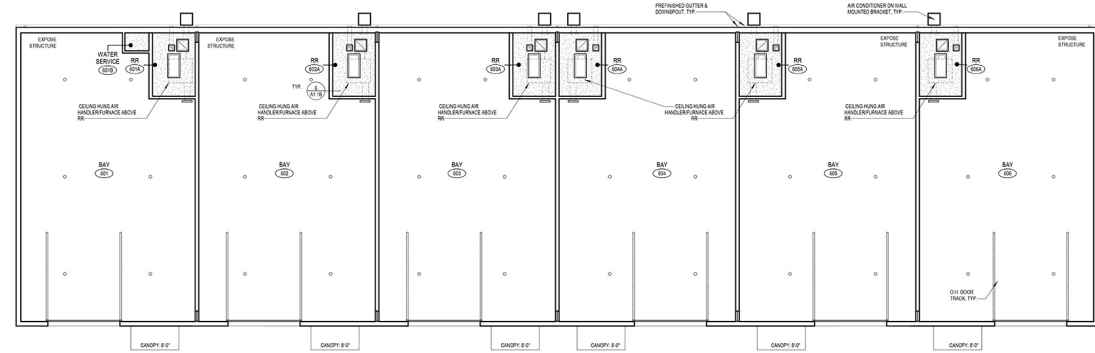
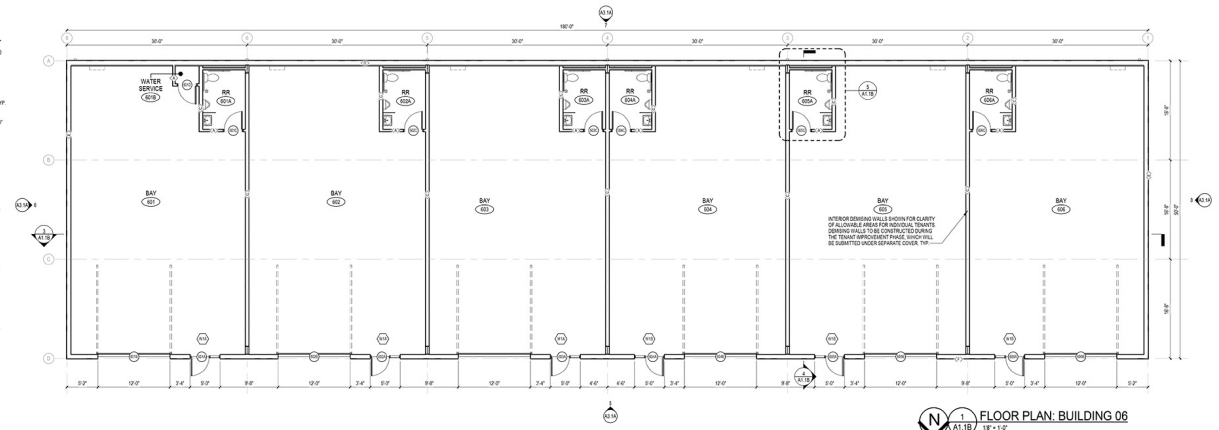
1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF GYPSUM OR MASSCON, UNLESS OTHERWISE NOTED. SEE WALL PENETRATION TYPES FOR ACTUATE, BOLT AND ADJUST LIPS ACCORDINGLY.

[illegible]

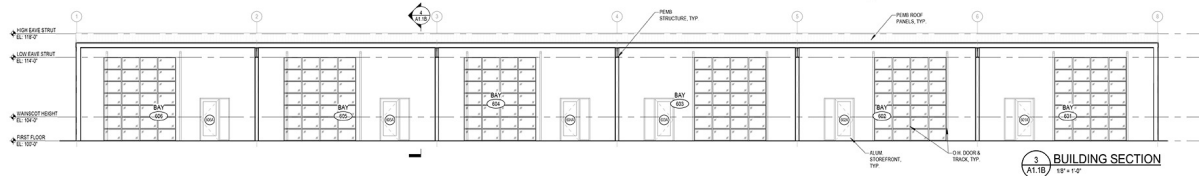
**N** **5** **ENLARGED RR FLOOR PLAN**  
**A1.1B** **1/4" = 1'-0"**



|                                                                                   |                               |                                                    |
|-----------------------------------------------------------------------------------|-------------------------------|----------------------------------------------------|
|  | 2x4 TROFFER LIGHT             | SEE ELECTRICAL<br>DRAWINGS FOR<br>ADDITIONAL INFO. |
|  | HIGH BAY LED<br>LIGHT FIXTURE |                                                    |
|  | HVAC SUPPLY                   | SEE MECHANICAL<br>DRAWINGS FOR<br>ADDITIONAL INFO. |
|  | HVAC RETURN                   |                                                    |
|  | EXHAUST REGISTER              |                                                    |



 2 REFLECTED CEILING PLAN: BUILDING 06  
A1.1B 1/8" = 1'-0"



3 BUILDING SECTION  
A1.1B 1/8" = 1'-0"

**ROOM FINISH SCHEDULE NOTES**

1. CEILING HEIGHTS AS NOTED IN THE ROOM FINISH SCHEDULE ARE MEASURED FROM FLOOR FLOOR OF SCHEDULED ROOM.
2. WHERE FLOOR FINISH CHANGES FROM ONE ROOM TO ANOTHER, SET JOINT OF THE MATERIALS AT THE CENTER OF THE COMMUNICATING DOOR.
3. FURNISH AND INSTALL VINYL REDUCER STRIPS WHERE CARPET TRANSITIONS TO A CONCRETE, VINYL, OR TILE FLOOR.
4. FOR FINISH TYPE (I) (PAINT):
  - a. PAINT COLOR TO BE SELECTED BY OWNER.
  - b. FINISHES WILL BE INCORPORATED AT THE TIME OF TENANT.

| DOOR AND FRAME SCHEDULE BUILDING 06 |        |        |        |       |        |        |       |
|-------------------------------------|--------|--------|--------|-------|--------|--------|-------|
| DOOR, FRAME                         | DOOR   |        |        | FRAME |        |        | NOTES |
|                                     | SIZE   | W      | T      | TYPE  | MATL   | DEPTH  |       |
| 601A                                | 2'-0"  | 7'-0"  | 2"     | FG    | 304 SS | 4 1/2" |       |
| 601B                                | 12'-0" | 14'-0" | 2"     | FG    | AL     | 4 1/2" |       |
| 602A                                | 2'-0"  | 7'-0"  | 1 1/8" | FG    | 304 SS | 4 1/2" | 9"    |
| 601C                                | 2'-0"  | 7'-0"  | 1 1/8" | FG    | 304 SS | 4 1/2" | 9"    |
| 602B                                | 2'-0"  | 7'-0"  | 2"     | FG    | AL     | 4 1/2" |       |
| 602C                                | 2'-0"  | 7'-0"  | 2"     | FG    | 304 SS | 4 1/2" |       |
| 603A                                | 2'-0"  | 7'-0"  | 1 1/8" | FG    | 304 SS | 4 1/2" | 9"    |
| 603B                                | 2'-0"  | 7'-0"  | 2"     | FG    | AL     | 4 1/2" |       |
| 604A                                | 2'-0"  | 7'-0"  | 2"     | FG    | 304 SS | 4 1/2" |       |
| 604B                                | 2'-0"  | 7'-0"  | 2"     | FG    | AL     | 4 1/2" |       |
| 605A                                | 2'-0"  | 7'-0"  | 1 1/8" | FG    | 304 SS | 4 1/2" | 9"    |
| 605B                                | 2'-0"  | 7'-0"  | 2"     | FG    | AL     | 4 1/2" |       |
| 606A                                | 2'-0"  | 7'-0"  | 1 1/8" | FG    | 304 SS | 4 1/2" | 9"    |
| 606B                                | 2'-0"  | 7'-0"  | 2"     | FG    | AL     | 4 1/2" |       |
| 607C                                | 2'-0"  | 7'-0"  | 1 1/8" | FG    | 304 SS | 4 1/2" | 9"    |
| 608A                                | 2'-0"  | 7'-0"  | 2"     | FG    | AL     | 4 1/2" |       |
| 608B                                | 2'-0"  | 7'-0"  | 2"     | FG    | 304 SS | 4 1/2" |       |

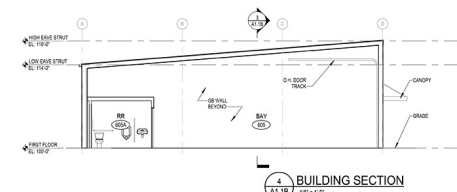
**CGS** CLEAR INSULATING GLASS  
**CTG** CLEAR TEMPERED INSULATING GLASS

**DOOR & FRAME GENERAL NOTES**

1. DIMENSIONS OF ALL OPENINGS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION
2. ALL EXTERIOR FRAMES SHALL BE INSTALLED BY MIN. 1/4" SHIM AND SEALANT ANGLE PERIMETER OF FRAME
3. SG-40 + SG-45 COME WOOD DOOR

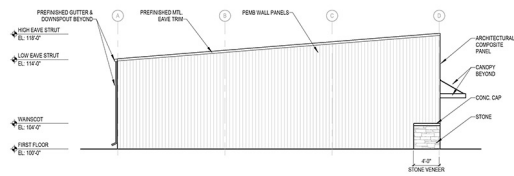
**DOOR & FRAME SCHEDULE NOTES**

1. FRAME ELEVATIONS ARE LOCATED ON THIS SHEET, UNLESS NOTED OTHERWISE
2. ALUMINUM FINISH FOR STOREFRONT INTERIOR FRAME SHALL BE SELECTED BY OWNER
3. ALL EXTERIOR FINISH SHALL MEET ALL AIA REQUIREMENTS
4. HARDWARE FINISH COLOR SHALL BE SELECTED BY OWNER
5. SET GLAZING TAPES/COMPOUNDS A MINIMUM 1/4" BELOW EXPOSED FACE OF GLASS STOP AT ALL DOORS & FRAMES
6. COORDINATE DOOR UNDERCUTS WITH THOSE SCHEDULED

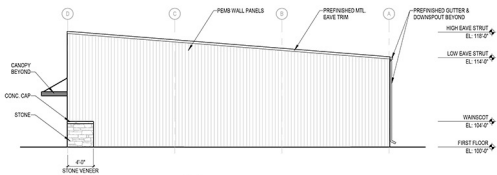


4 BUILDING SECTION

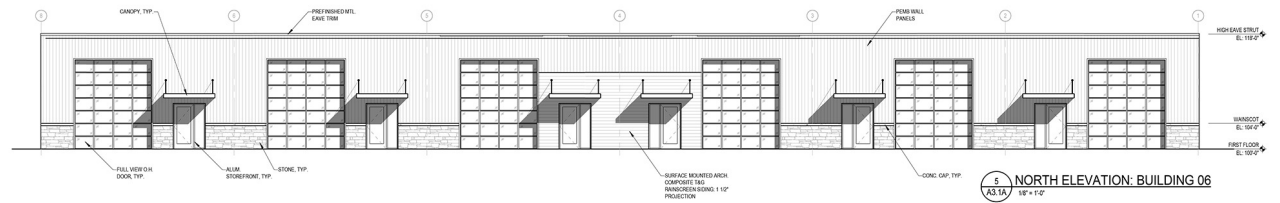
# Elevation



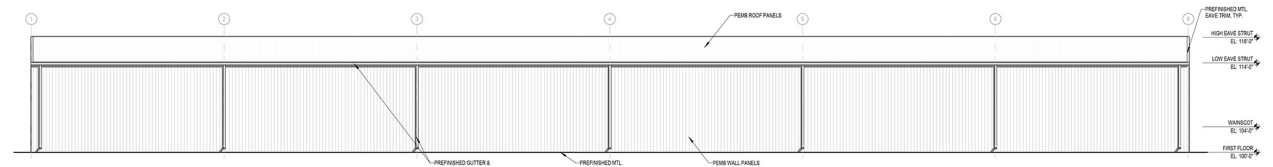
8 EAST ELEVATION: BUILDING 06  
A3.1A 1/8" = 1'-0"



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

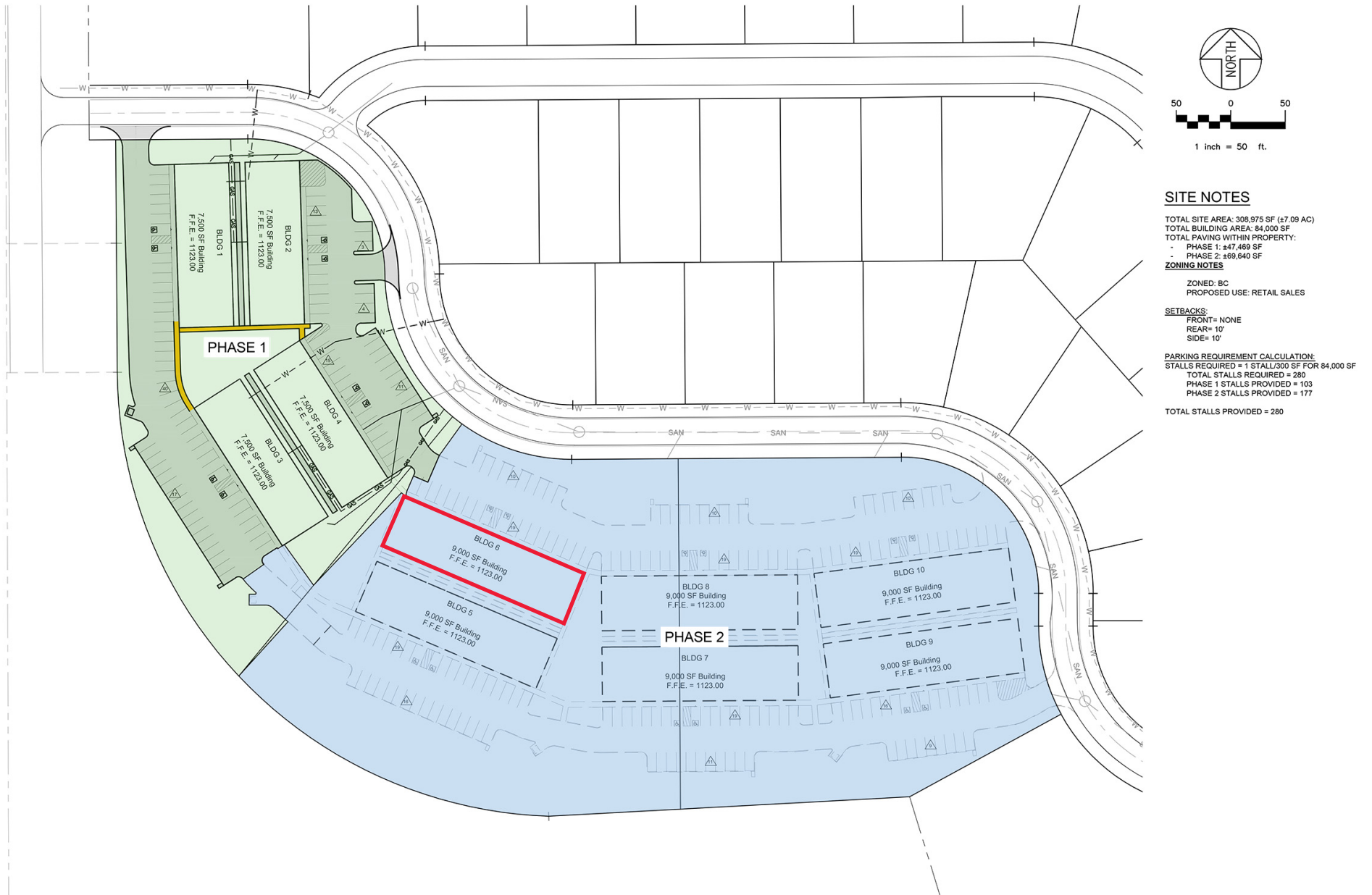


5 NORTH ELEVATION: BUILDING 06  
A3.1A 1/8" = 1'-0"

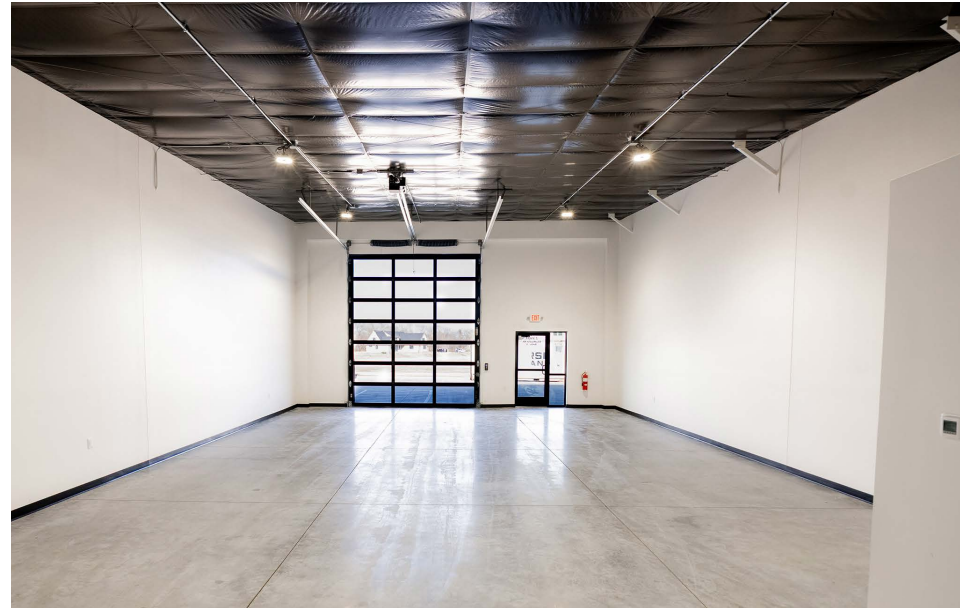


7 SOUTH ELEVATION: BUILDING 06  
A3.1A 1/8" = 1'-0"

# Site Plan



# 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

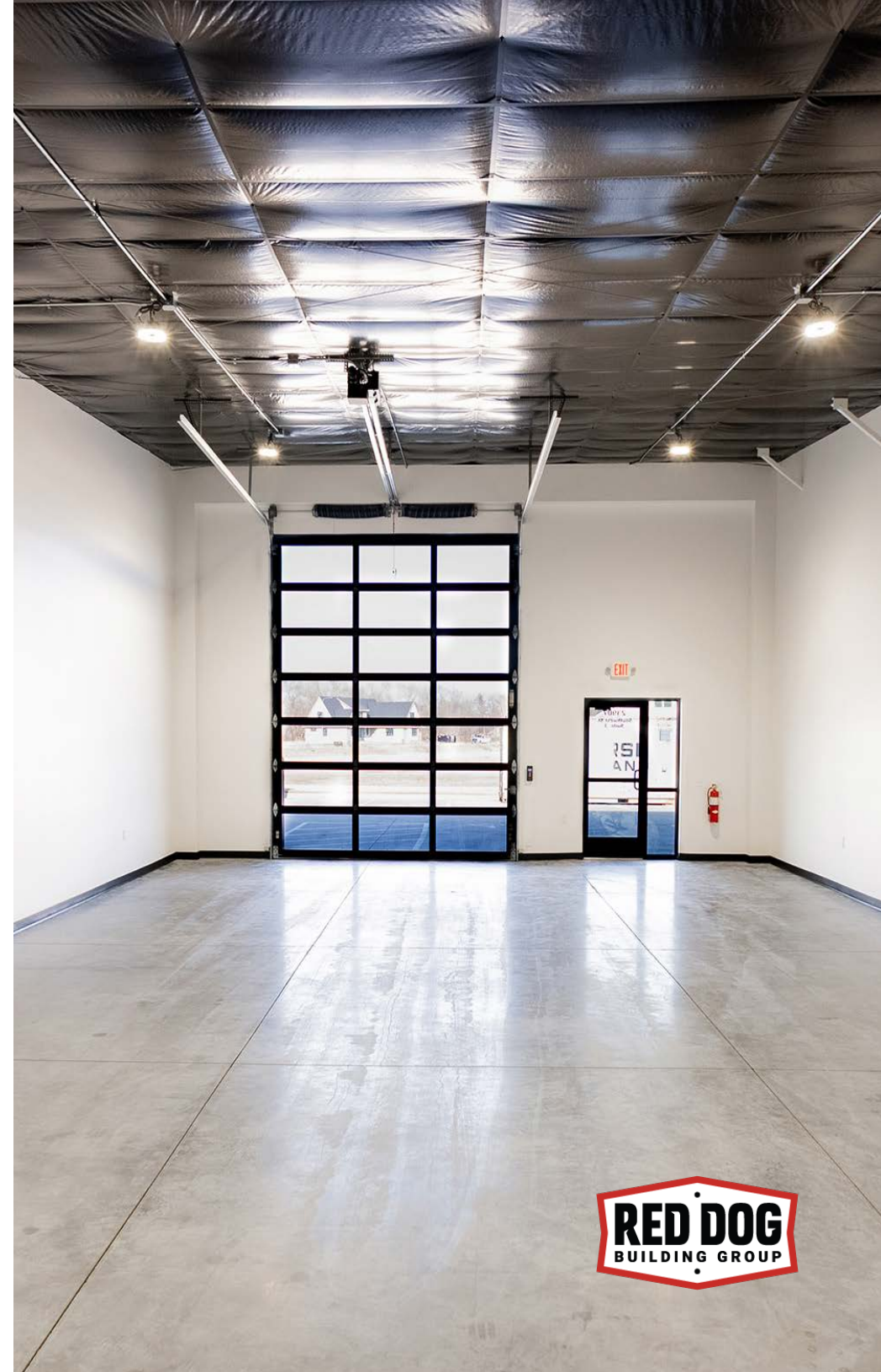
- 3/4 Plywood Above Restrooms
- Six High-Bay LED Lights
- Epoxy Restroom Paint
- R-19 Interior Wall Soundproofing

## 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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