



CONTRACTOR BAYS FOR SALE OR LEASE

NWC, 264th & Blondo Streets

Waterloo, Nebraska

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Property Overview

FOR SALE

\$765,000 (\$225.00 PSF) Per Bay

FOR LEASE

\$12.00, PSF, NNN

Highlights



3,400 SF bays for sale or lease



Drive-in door; potential drive-thru with rear knock-out panels



20' Ceiling height



Laydown yard



~5 minutes to West Dodge Road



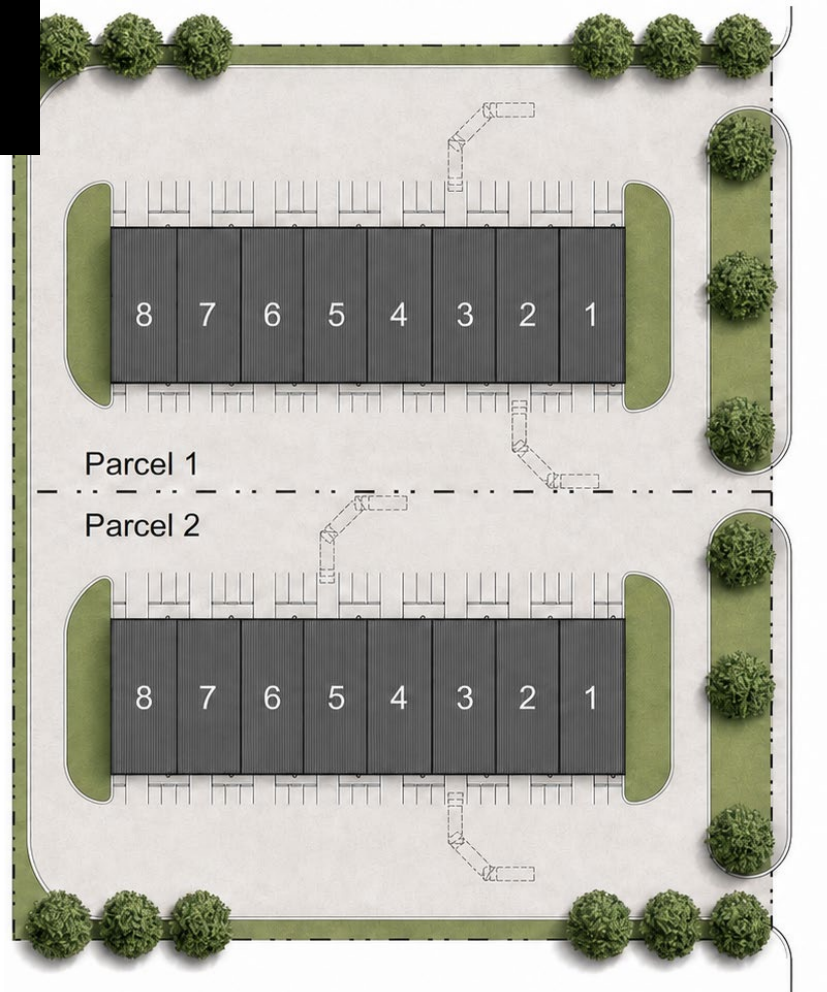
Two miles to Hwy 275 exit

Located minutes from Waterloo and Valley along the growing 264th Street corridor, this site is ideal for flex or contractor bays. Each 3,400-square-foot, 40-foot wide bay will feature one drive-in door. There is convenient access to the Omaha metro via Highway 275.

Both leasing and ownership opportunities are available. Owner is willing to build-to-suit for the right user.



Operating Expenses	~\$5 PSF NNN
Easements	See Title Work
Utilities	Well & Septic
Covenants	Yes
Zoning	AG
County	Douglas



Elevation



Aerial



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Surrounding Area

