

# WATERLOO WAREHOUSE

5,665 - 29,992 SF | \$5.00 SF/YR NNN

2755 RIVER ROAD DRIVE, WATERLOO, NE 68069



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



**KEVIN STRATMAN, CCIM, SIOR**  
402.778.7520  
[kstratman@investorsomaha.com](mailto:kstratman@investorsomaha.com)



**LEE EHLERS, CCIM**  
402.778.7540  
[lee@investorsomaha.com](mailto:lee@investorsomaha.com)





## OFFERING SUMMARY

LEASE RATE:	\$5.00 SF/YR NNN
Est. Mo. Exp:	\$1.25 SF/YR
Available SF:	5,665 - 29,992 SF
Building Size:	77,464 SF
Property Type:	Warehouse
Year Built:	1970
Zoning:	C, Douglas County

## PROPERTY OVERVIEW

Multi-tenant warehouse/flex property under new ownership located in Waterloo. Multiple bay sizes are available to accommodate a wide variety of tenant sizes.

## PROPERTY HIGHLIGHTS

- Outdoor storage available on east side of building
- 14' to 33' ceiling heights
- Dock and drive-in doors
- Easy access to Maple and West Dodge Rd.

## AVAILABLE SPACES

SPACE	SIZE (SF)	EST. TOTAL / MO.
130	5,665	\$2,950.52
140 & 140A	15,540	\$8,093.75
150- 150A & B	24,000	\$12,500.00

# WATERLOO WAREHOUSE

2755 RIVER ROAD DRIVE, WATERLOO, NE 68069

## BUILDING INFORMATION

Building Size	77,464 SF
Min Divisible	5,665 SF
Max Contiguous	29,992 SF
Year Built	1970
Year Last Renovated	2018
Exterior Description	Outdoor storage available on east side of building

## PARKING & TRANSPORTATION

Parking Description	East side of building
Parking Type	Surface

## ADDITIONAL OPTIONS

Landlord can add restrooms, and additional drive doors depending on lease terms.

## SITE INFORMATION

Cross-Streets	River Road Drive & Front Street
County	Douglas
Zoning	C, Douglas County
Lot Size	5.8 Acres
Location Description	1.5 miles from Hwy 275 in Waterloo. Easy access to Maple St and West Dodge Rd.

## UTILITIES & AMENITIES

Power Description	120-208
-------------------	---------

## OFFERING SUMMARY

LEASE RATE	\$5.00 SF/YR NNN
Est. Op. Exp.	\$1.25 SF/YR
Available SF	5,665 - 29,992 SF
Property Type	Warehouse

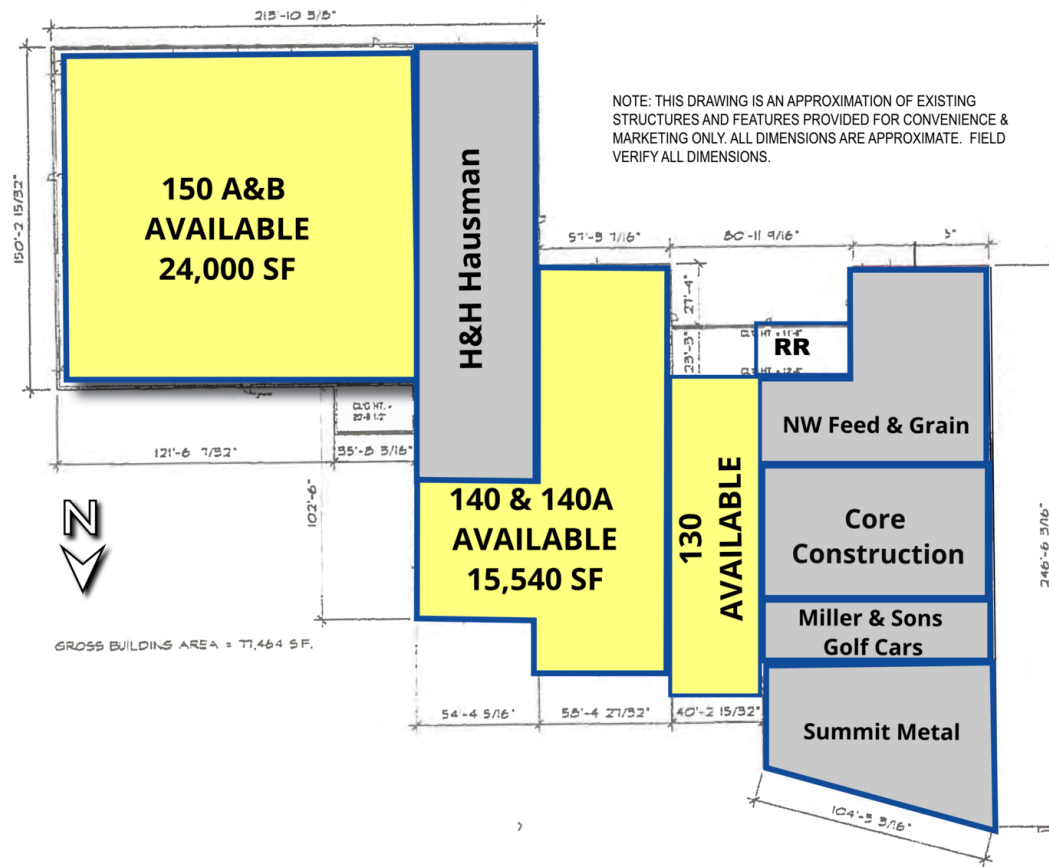
## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	512	16,936	154,068
Average Age	39.5	36.5	35.2
HOUSEHOLDS			
Total Households	205	6,096	53,504
People Per HH	2.5	2.8	2.9
Average HH Income	\$80,256	\$105,334	\$108,189
Average HH Value	\$240,826	\$285,123	\$247,214



# 2755 RIVER ROAD DRIVE

## AVAILABLE SPACES SUMMARY



SPACE	TENANT NAME	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
130	AVAILABLE	5,665 SF	\$5.00 SF/yr (NNN)	\$1.25	\$2,950.52
140 & 140A	AVAILABLE	15,540 SF	\$5.00 SF/yr (NNN)	\$1.25	\$8,093.75
150- 150A & B	AVAILABLE	24,000 SF	\$5.00 SF/yr (NNN)	\$1.25	\$12,500.00

KEVIN STRATMAN, CCIM, SIOR

402.778.7520 | kstratman@investorsomaha.com

LEE EHLERS, CCIM

402.778.7540 | lee@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





POSSIBLE  
OUTDOOR STORAGE

150-150A

145

140-140A

130

RR

125-130A

115

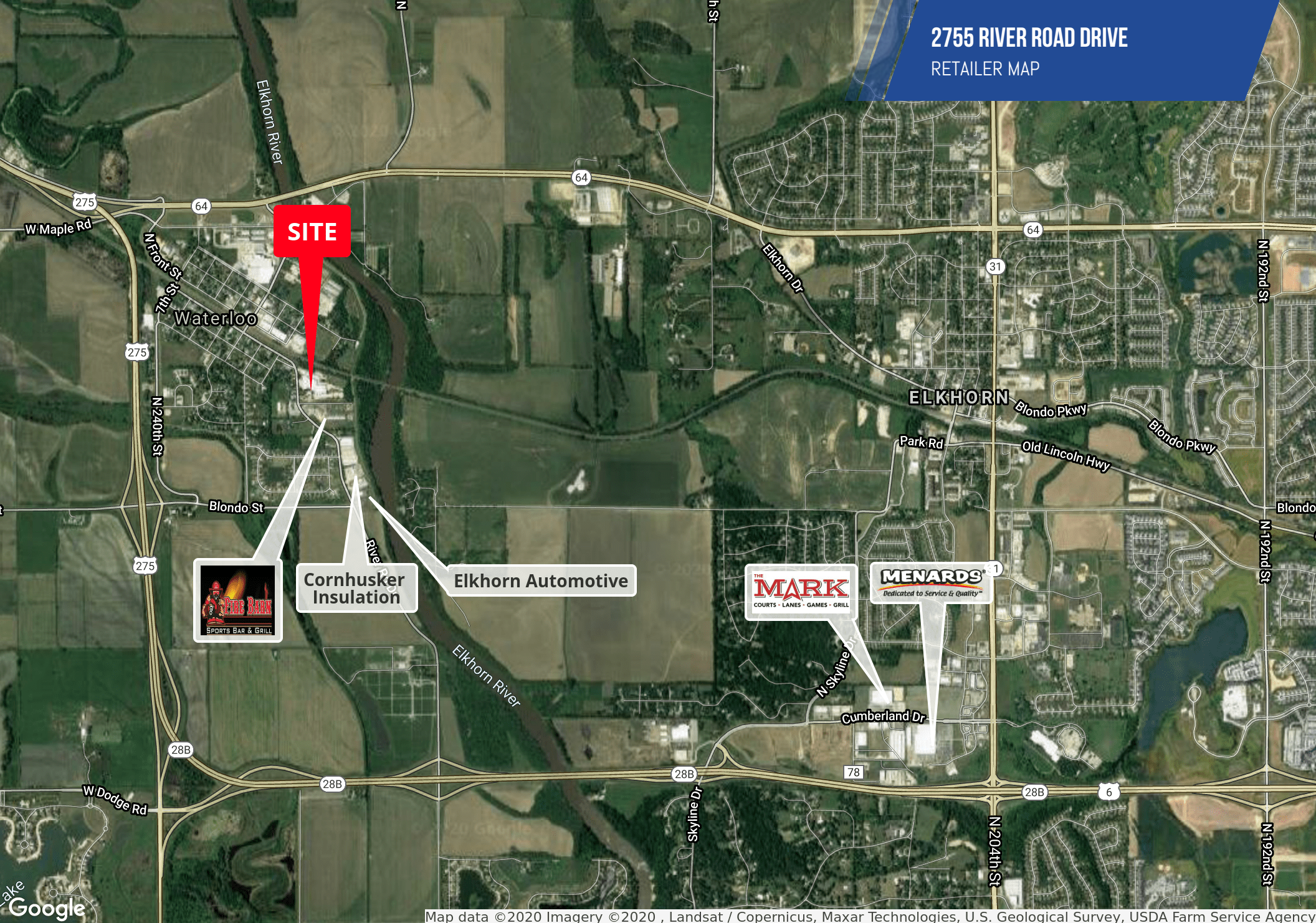
110

105

River Road Drive



**2755 RIVER ROAD DRIVE**  
RETAILER MAP



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

**KEVIN STRATMAN, CCIM, SIOR**

402.778.7520 | [kstratman@investorsomaha.com](mailto:kstratman@investorsomaha.com)

**LEE EHLERS, CCIM**

402.778.7540 | [lee@investorsomaha.com](mailto:lee@investorsomaha.com)

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

