



Building Type:	Industrial
Available SF:	76,420
Total SF:	76,420
Year Built:	2007
Sale Price:	\$1,500,000
Last Updated:	Sep 2, 2025

Economic Development Contact

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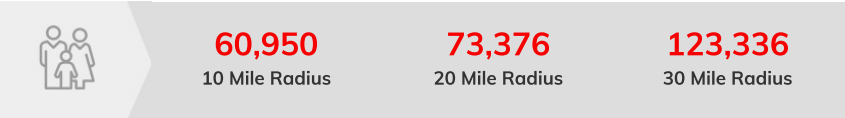
Realtor/Owner Contact

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Property and Area Description

Register to Bid and Access Due Diligence Documents on ReallINSIGHT Marketplace: <https://rimarketplace.com/auction/2626> Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3315 to 3321 Island Circle in Grand Island, Nebraska, leased to Hastings Foods LLC and Optimas OE Solutions. The subject property consists of approximately 76,420 square feet of warehouse space and is situated on 6.27 acres of land. Zoned for heavy manufacturing use, the two-building asset features nine dock-high doors, three grade-level doors, a clear height between 16 and 18, and heavy three-phase power with 2000 volts and 480 amps. Located at the interchange between U.S. Routes 281 and 30, the asset sits about a two-hour drive southwest of Omaha via Interstate 80. In addition to this property, buyers have the option of acquiring the adjacent 0.95-acre lot located at 702 South Webb Road. With 6,100 square feet available, this sale offers a lease-up opportunity anchored by two longstanding tenants. Both tenants occupy each building on triple-net leases with Hastings Foods agreement running through December 2026 and Optimas OE Solutions lease expiring in January 2027. Together the tenants generate a net operating income of over \$710,000. Occupant since 2009, Hastings Foods is a small, privately-owned manufacturing company of high-quality meat products for domestic distribution and export to Japan. Optimas OE Solutions, a global manufacturer, distributor, and service provider of fasteners such as nuts and bolts, has occupied the property since 2012. Optimas employs about 1,400 team members across the globe, serving over 5,000 customers each year (Optimas). The subject property is positioned in Grand Island, a relatively small market containing 3.4 million square feet of industrial space. During the first quarter of 2024, the vacancy rate crept up 60 basis points to 1.0 percent. Despite the lack of availability, asking rent growth continued to decelerate down to 3.4 percent during the quarter. At the start of Q2, there were no industrial properties under construction in Grand Island, meaning that supply will be a nonfactor on vacancies and rent growth for the foreseeable future (CoStar). Omaha, Nebraska, and its metro area offer a diverse socioeconomic landscape. With a population of around 444,000 residents, Omaha is the largest city in Nebraska. Major industries in Omaha include banking, insurance, healthcare, logistics, life sciences, military and defense, agriculture, and energy. The areas strategic location and excellent transportation infrastructure support a robust transportation and distribution network. Omaha is home to renowned educational institutions and houses notable corporations like Berkshire Hathaway and Union Pacific. The region boasts an affordable cost of living and diverse cultural amenities. Omahas diverse economy and vibrant offerings make it an appealing destination for residents and businesses alike (Marcus & Millichap).

Population



Source: ESRI®, 2024

Households

Transportation



23,276
10 Mile Radius

28,083
20 Mile Radius

48,412
30 Mile Radius

Source: ESRI®, 2024

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

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