

FOR SALE & BUILD-TO-SUIT

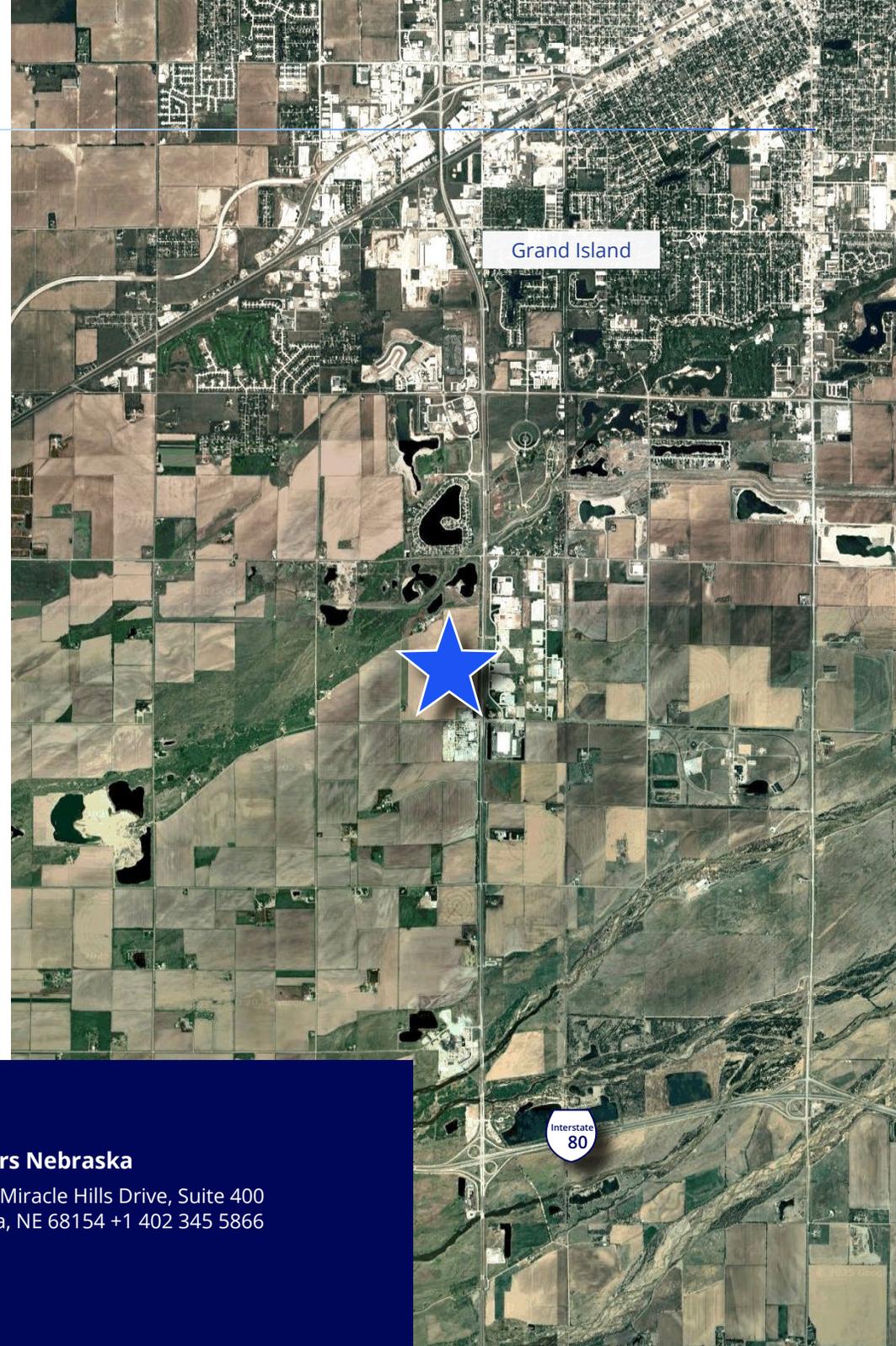
Wildwood Business Park

NWC, HWY 281 & Wildwood Drive
Grand Island, NE 68802

A centrally-located and modern development
for growing businesses



Accelerating success.



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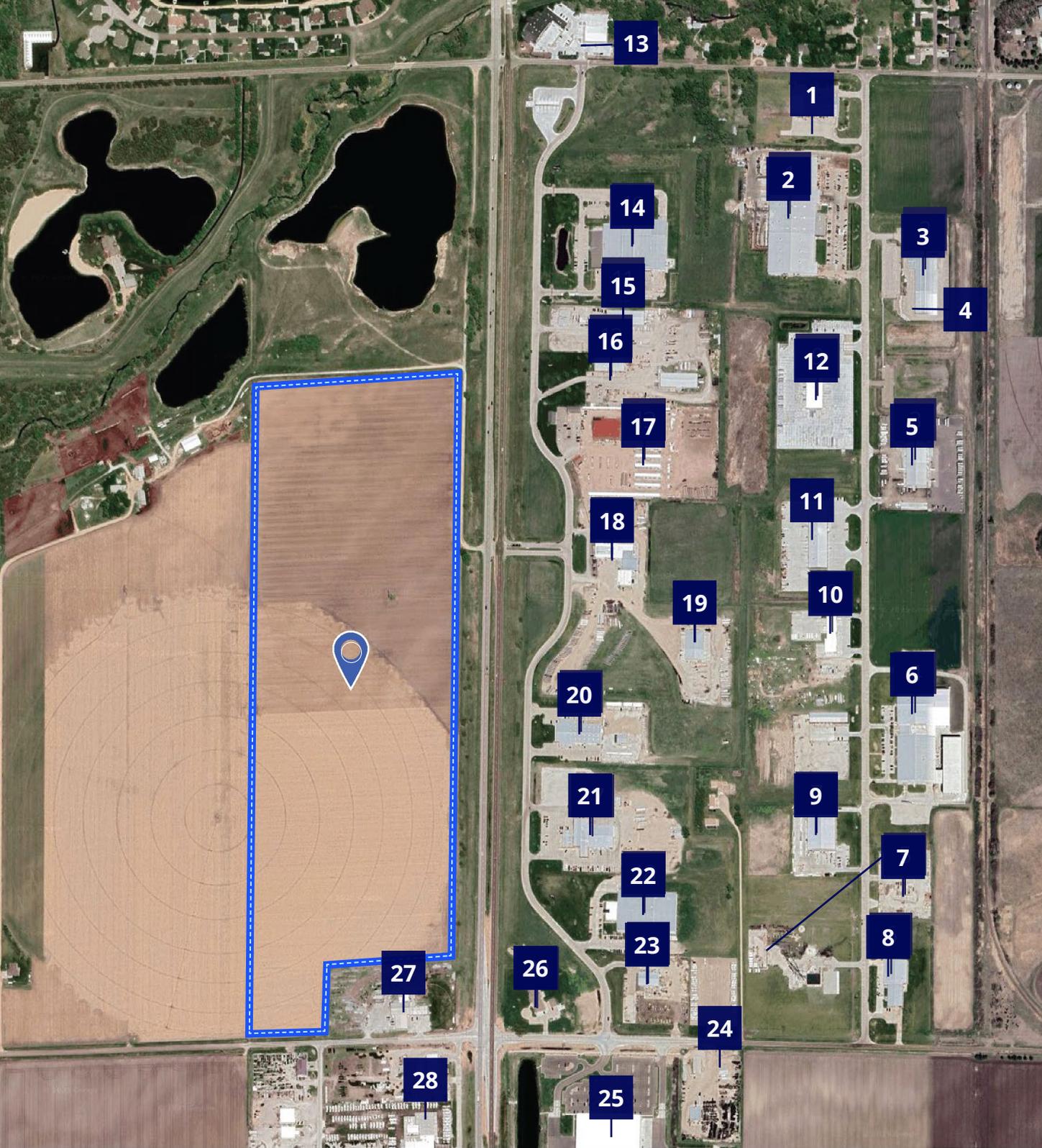
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The Gateway to Grand Island's Growth

Wildwood Business Park is positioned at the Northwest Corner of Highway 281 & Wildwood Drive, just three miles north of I-80 — the busiest east-west corridor in the nation. With 25,000+ vehicles daily at the intersection and 50,000+ I-80 travelers nearby, Wildwood is a premier location for business expansion. Ample parking, visibility, and accessibility make it a top choice for tenants seeking convenience and reach.

Looking ahead, even with new SPP regulations taking effect in 2026 that reduce overall utility generation accreditation, Wildwood is projected to maintain a surplus capacity of approximately 22 MW. By spring 2028, the expiration of a capacity contract will further increase available capacity to roughly 60 MW — ensuring long-term reliability and room for expansion.



Neighboring Businesses

1. Flex Space Building
2. Standard Iron
3. FedEx Ground
4. Amazon
5. Rich & Sons
6. Nova-Tech
7. Viaero
8. Cardinal Tool & Die, Inc.
9. Preferred Pump
10. DitchWitch
11. Inland Truck Parts and Service
12. Old Dominion
13. Bosselman Energy Fuel Island
14. Eagle Distributing
15. QXO
16. MRL
17. Cleary Building Corp
18. Bosselman Tank & Trailer Service
19. Bosselman Tank & Trailer Parts
20. Bosselman Energy
21. Floyd's Truck Center
22. Nebraskaland Distributors, LLC
23. Roadbuilders Machinery & Supply
24. Graham Truck & Farm Tire Center
25. FedEx Ground/Express Dist. Center
26. Boys Town
27. Plains Irrigation
28. Fairbank Equipment

Potential Site Options



Build-to-Suit Buildings Constructed by Chief



| | |
|-----------------------|-------------------------------------|
| Address | NWC of Highway 281 & Wildwood Drive |
| Location | Grand Island, NE |
| Available | Lot sizes to be determined per user |
| Price | Call Broker for details and pricing |
| Operating Type | NNN |
| Zoning | Industrial |
| Traffic Count | 50,000+ EADT |
| Easements | None |
| Covenants | Yes |
| Utilities | To Site |
| Submarket | Grand Island |



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