



For lease

Up to ±105,000 SF of Warehouse Available in Iowa City

Property details

Available space: +/- 105,000 SF

Lease rate: \$4.95 NNN

Est. OPEX: \$1.13

Location: Located off I-80 in the growing I-380 Corridor in Iowa City

Zoned: I-Industrial

Property information:

- Docks: 8
- Ample trailer parking
- Space has small office and restrooms.
- Subject space is the west end of the building

2630 Independence Road
Iowa City, IA 52240

Michael Minard, CCIM

Vice President

JLL Des Moines

+1 563 508 4649

michael.minard@jll.com

Austin Hedstrom

Senior Vice President

JLL Des Moines

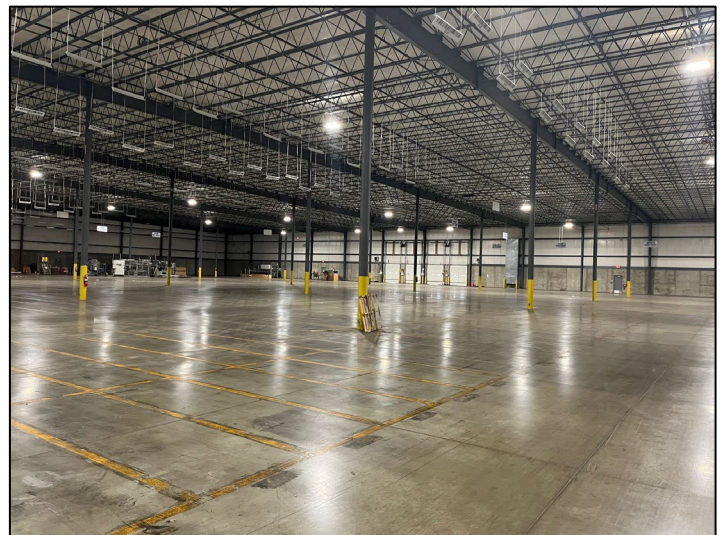
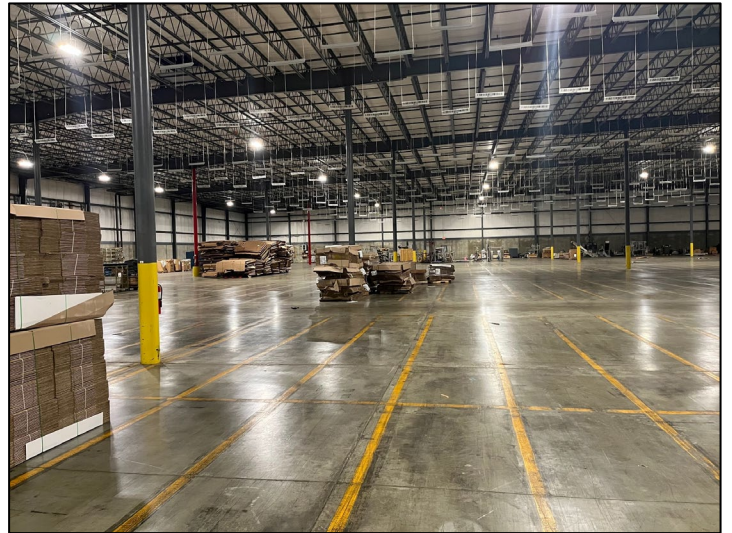
+1 515 414 1767

austin.hedstrom@jll.com



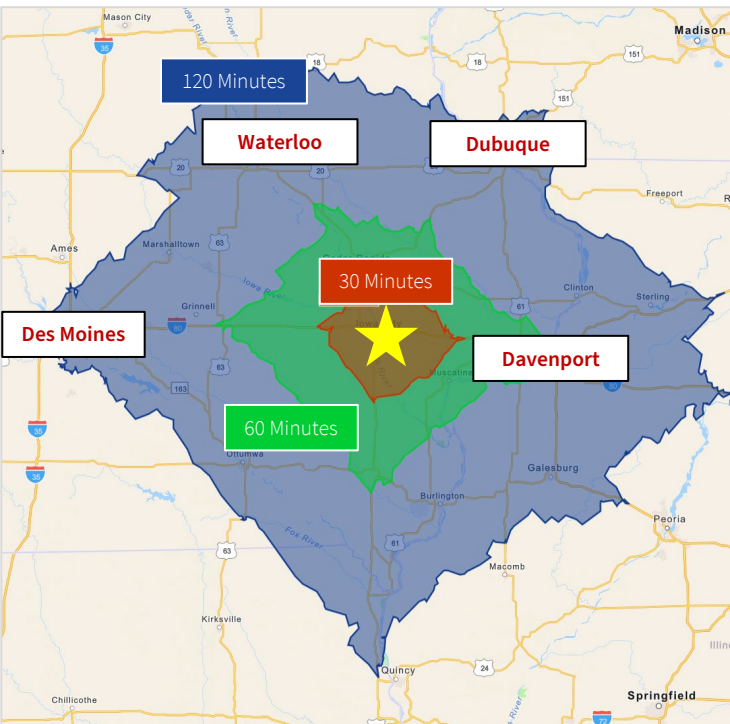
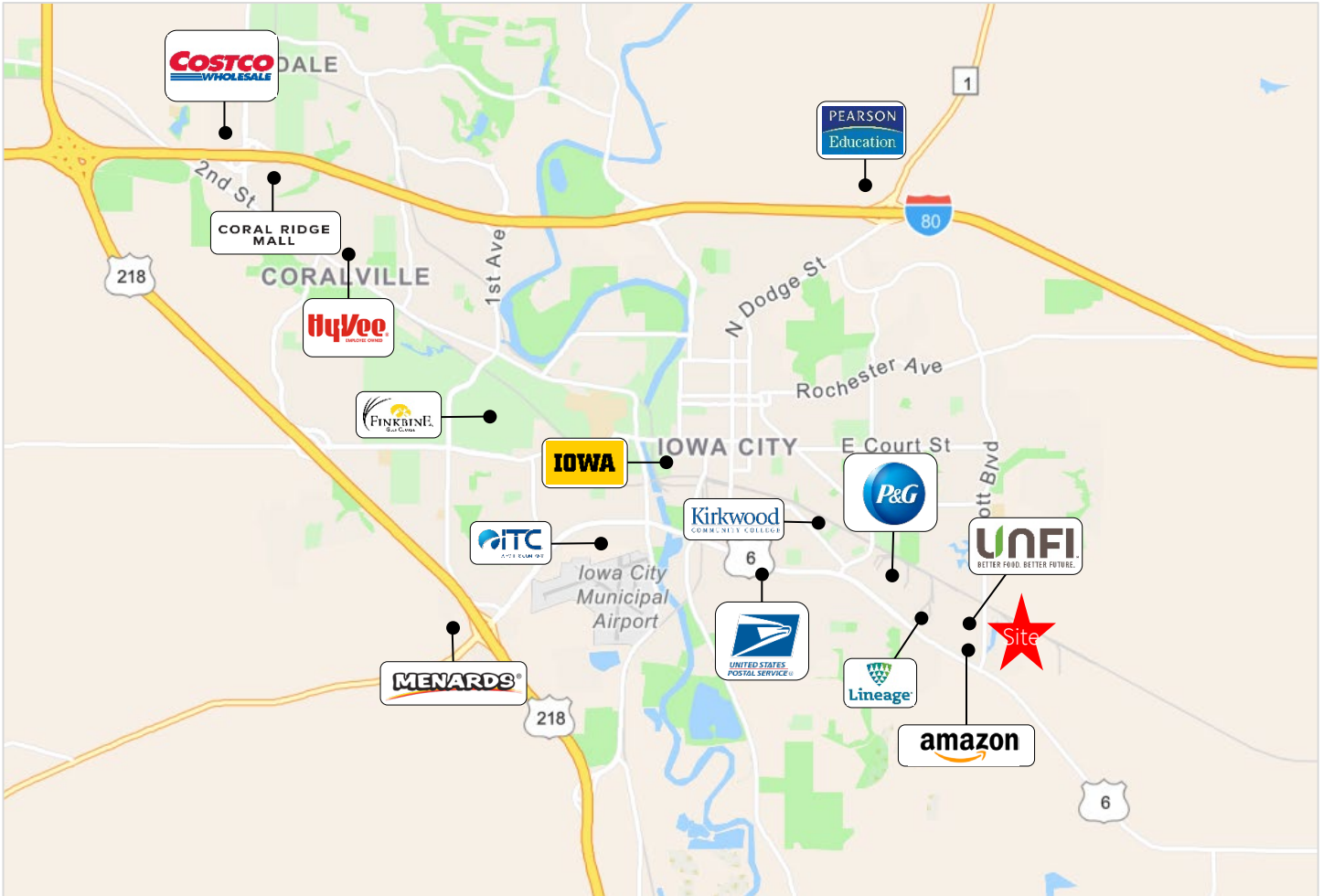
Building specifications

- Lease rate: \$4.95 NNN
- Building SF: 350,000 SF
- Available SF: 105,000 SF
- Year built: 2003
- Lot acreage: 17.150 acres
- Sprinkler system: ESFR
- Power: 3 Phase, 480V, 2,000 Amp
- Trailer parking: Available
- Auto parking: Available
- Lighting: LED with motion sensors (Installed 2020)
- Clear Height: 30'
- Dock Doors: 8
- Space has small office and restrooms



AVAILABLE
105,000 SF

Map Overview



◀ Drive Time

Demographics ▼

	1 Mile	3 Miles	5 Miles
Population	2,728	33,323	72,467
Households	1,232	14,253	29,302
Median HH Income	\$58,536	\$63,349	\$48,299

Source: Site to do business