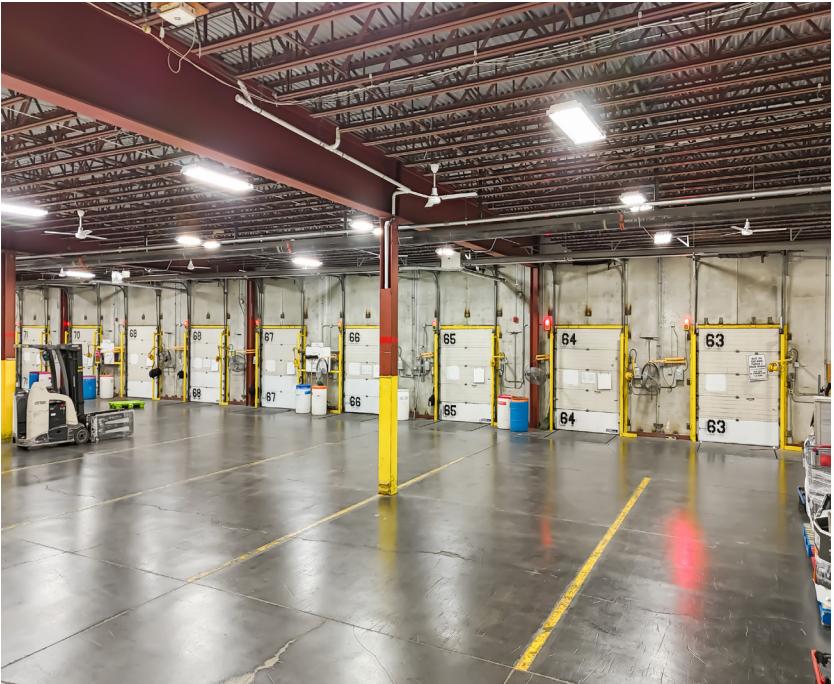


1010 RIVERVIEW DR FOR LEASE

cherokee, iowa



CBRE



PROPERTY OVERVIEW

Lease Price \$4.25 PSF Full-Service

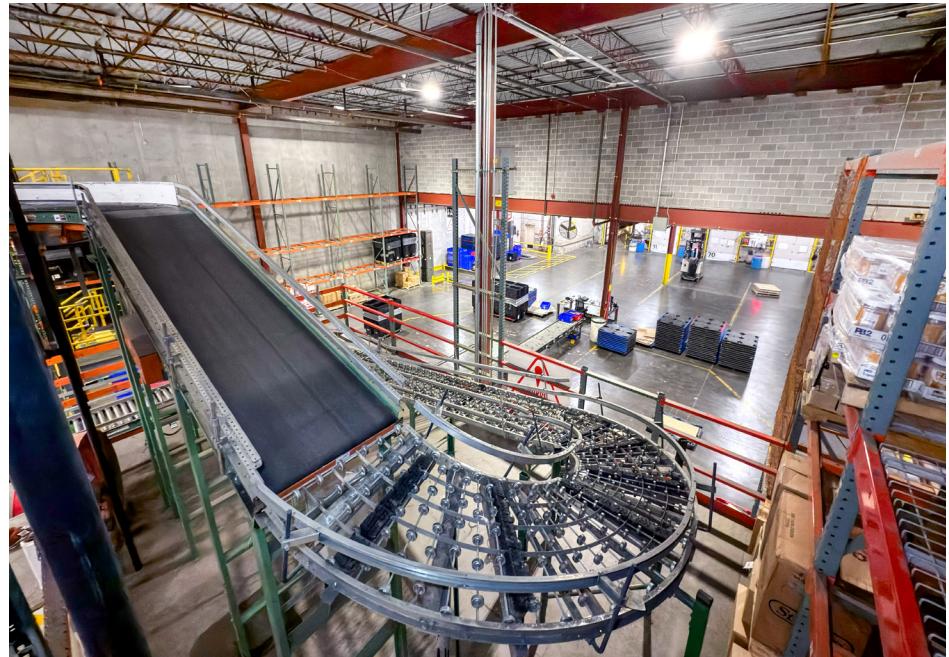
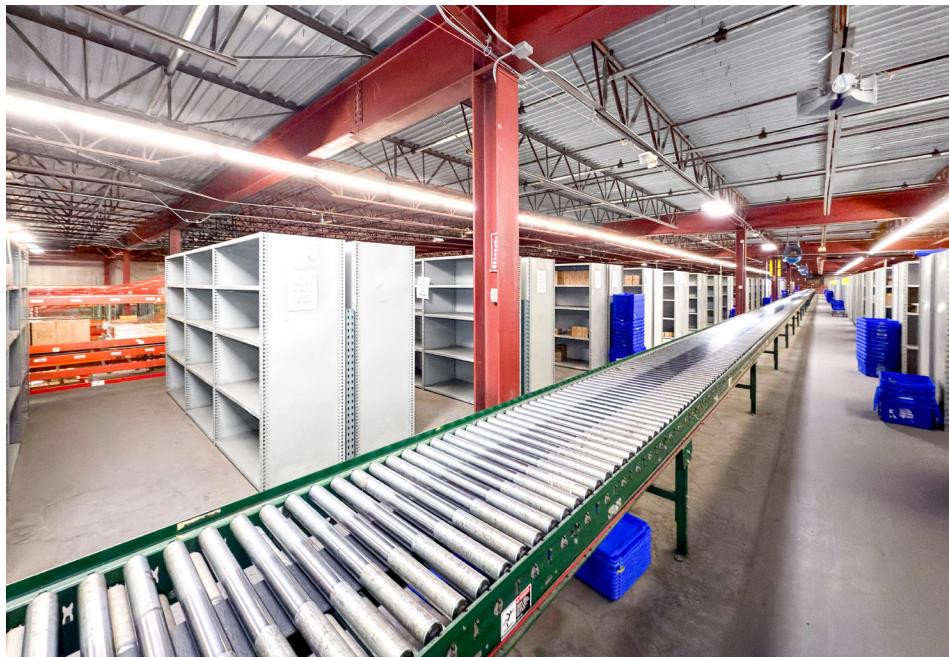
Available SF 100,557 SF

Land Size 16.31 Acres

- 28' Clear Height
- ESFR Sprinkler System
- Dock Door Access
- Entire Building is Heated and Cooled
- Conveyor and Bin System Available
- SQF Food Safety Certified

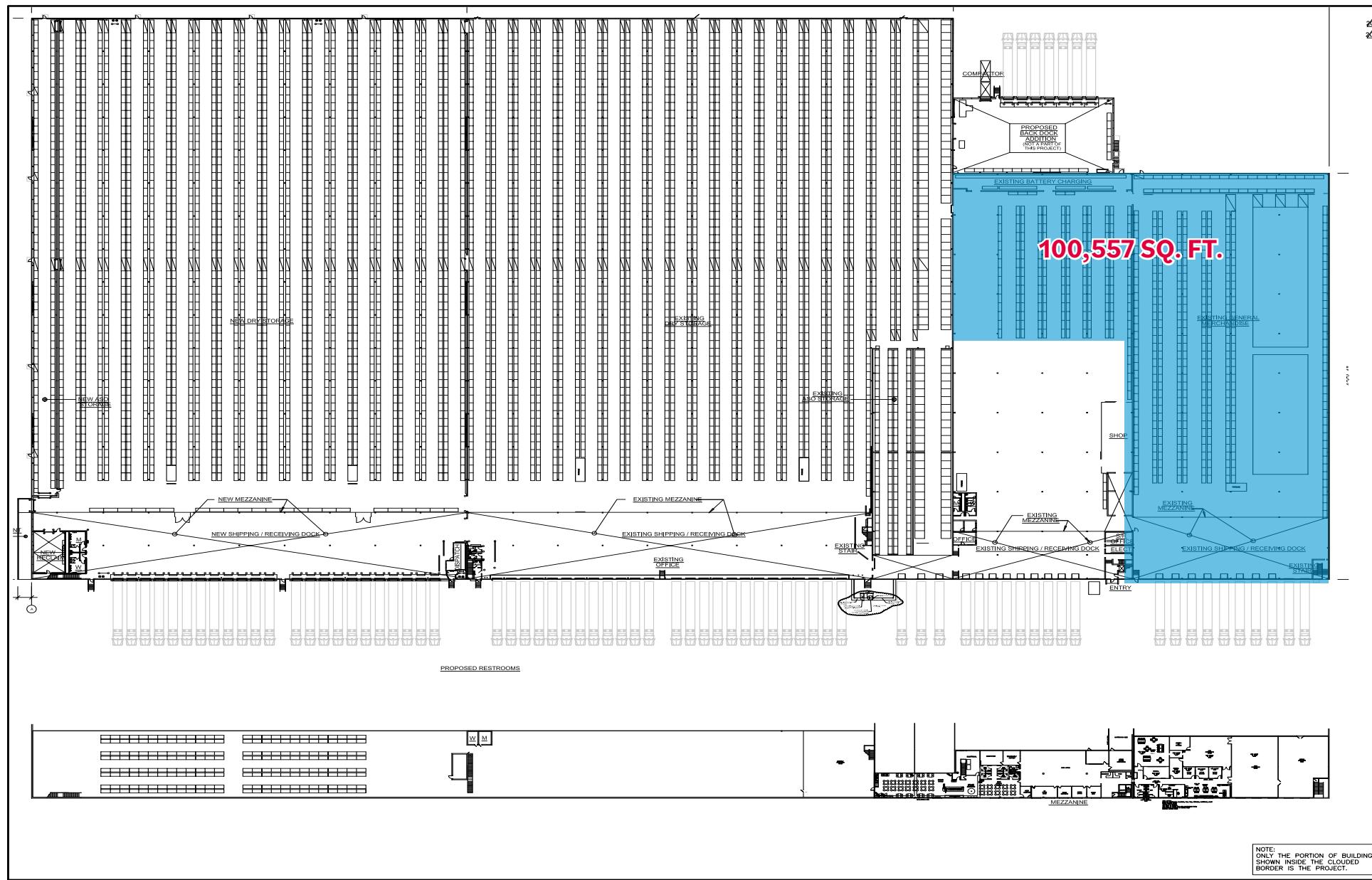
Hy-Vee has freed up approximately 100,557 square feet of contiguous warehouse space to lease, in their 470,000 square feet distribution facility. The premium warehouse space is fully equipped with industrial racking, 24/7 access to loading and receiving docks, dry ambient storage conditions, and advanced security systems. Hy-Vee actively utilizes this facility as a regional distribution hub and is capable of distributing not only its own products but also those of tenants operating within the complex. This unique opportunity provides tenants with a powerful logistics advantage, enabling streamlined fulfillment and expanded market reach.

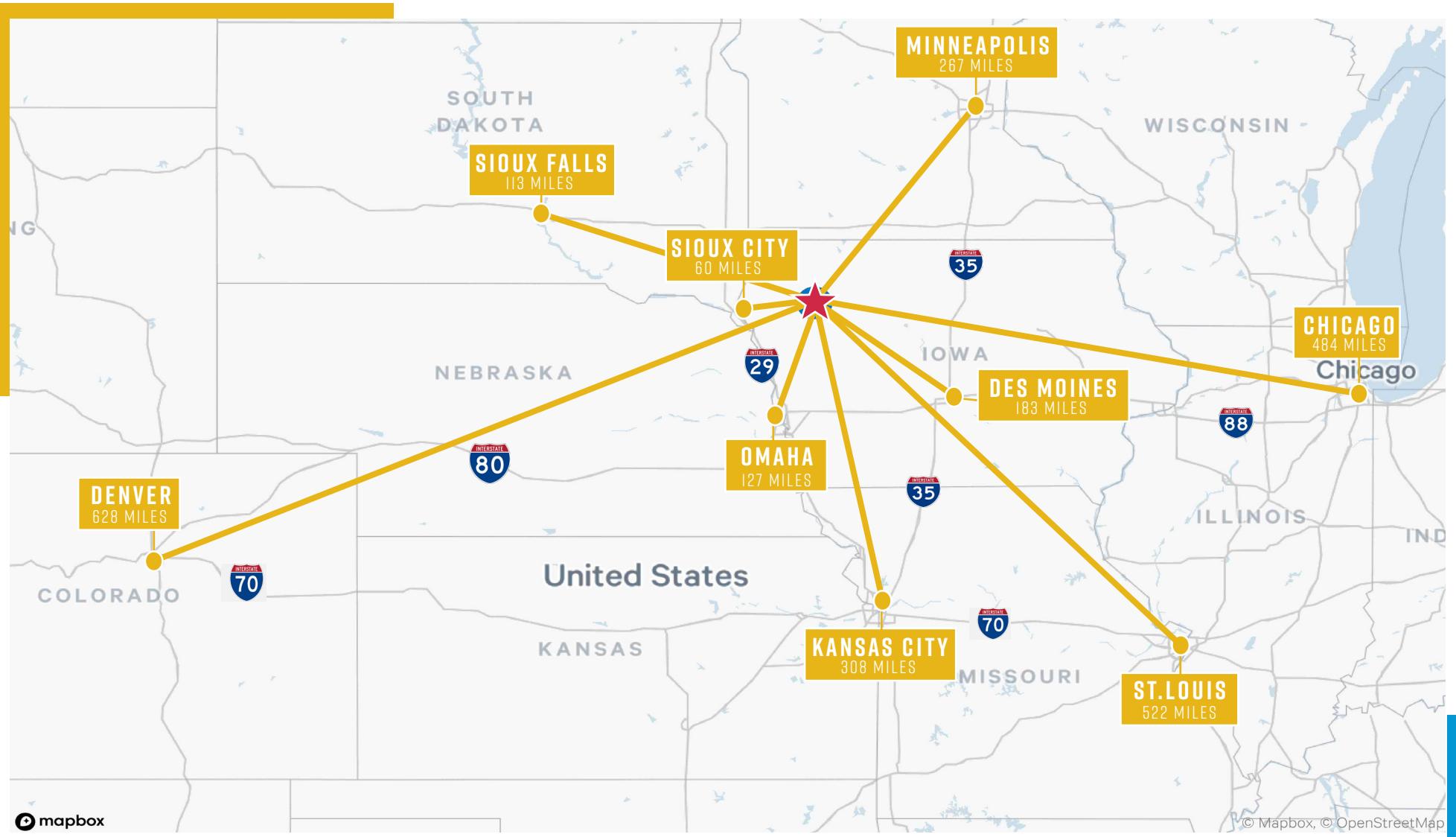




FLOOR PLAN

AVAILABLE SPACE





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