
Swisher | Edge 40 | 4,000 sqft. Post Frame | Lot 9a | 1.37 ac

Lot 9a.
1.37 acres
Ders Drive NW
Swisher IA 52338



BluePrint Edge 40 | 50' x 80' / 4,000 SF shop-first commercial building concept

Pinnacle Commercial is pleased to present the BluePrint Edge 40, a proposed 50' x 80' / 4,000 SF shop-first commercial design/build opportunity on Lot 9a in Swisher, Iowa.

Edge is the most efficient shop-first option in the BluePrint lineup and is designed for users who need practical warehouse, bay, fleet, service, production, storage, or contractor-oriented space with a clean contemporary exterior profile.

Buyers may compare Vanilla Shell and Finished Turn-Key package options, then customize overhead doors, interior office or finish areas, parking, site orientation, utilities, and operational flow during the discovery process.

Highlights:

- 4,000 SF shop-first footprint with a 50' x 80' building concept.
- Modern single-slope design with a clean commercial exterior profile.
- Designed for contractors, trades, service companies, fleet users, equipment storage, warehouse, and production users.
- Vanilla Shell and Finished Turn-Key packages are available for comparison.

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- Overhead door locations, office areas, parking, access, utilities, and final site plan to be confirmed during discovery.

Pricing & Monthly Payments:

The published price is for the Vanilla Shell option. Buyers may also compare the Finished Turn-Key package and customize the final scope during discovery.

Package	Est. Price	Est. Monthly Payment - Year 1	Est. Monthly Payment - Term After Year 1	Base Rent / LTP
Vanilla Shell	\$685,659.56	\$2,856.91	\$3,618.47	\$4,704.01
Finished Turn-Key	\$974,961.48	\$4,062.34	\$5,145.22	\$6,688.78

Financing:

Dupaco Community Credit Union is offering interest-only payments for the first 12 months to qualified buyers, subject to lender approval, underwriting, project eligibility, final loan terms, and conditions.

Next Steps

Schedule a Discovery Meeting:

Schedule a no-cost discovery meeting with our in-house architects and project coordinators to review intended use, building size, finish package, lot fit, overhead door needs, office or showroom requirements, customization options, financing path, and construction timeline.

Design Engagement Fee:

After the discovery session, buyers who move forward with design-build planning or elect to engage an in-house architect will pay a one-time \$14,500 design engagement fee. The fee will be credited toward the total build cost at closing, subject to final project terms.

Coordination:

Prospective buyers, buyer agents, and investors may contact the listing broker for project details, buyer-facing materials, lot availability, model options, pricing assumptions, and discovery meeting coordination.

Universal Marketplace Disclaimer:

This is a proposed design/build opportunity. Pricing, monthly payments, lease-to-purchase estimates, site/civil costs, building orientation, zoning, utilities, stormwater, engineering, lender terms, code requirements, and finish specifications are preliminary and subject to final verification. Buyer to confirm intended use, site fit, project scope, permitting, utility availability, financing, and final construction cost before commitment.

Licensed Interest Disclosure:

A principal/owner of the seller/developer entity is a licensed real estate agent in the State of Iowa.

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