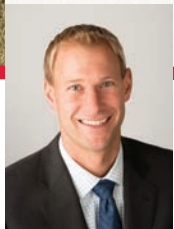




FULLY EQUIPPED INDUSTRIAL PROPERTY **FOR SALE**

A highly functional industrial property located in the heart of Iowa City's Industrial Park. This versatile building features a spacious warehouse with tall ceilings, ideal for manufacturing, storage, or distribution. The warehouse is designed for efficiency, offering generous clear height, wide-span open floor space, and convenient overhead door access. The location is ideal with close proximity to Highway 6. The entire building is 25,611 square feet and is a combination of offices (4,251 feet) and warehouse storage space (21,360) on 5.03 acres. There are 3 dock doors, 1200 amp 3 phase 120/208 volt service with 20 foot ceilings and metal storage racks stay. The current building owner also has a successful business they are willing to sell. There is the potential for 3,500 sq ft of mezzanine also.

2860 INDUSTRIAL PARK RD, IOWA CITY, IA 52240



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