



205 35TH STREET
BETTENDORF, IA 52722

INDUSTRIAL SPACE

FOR LEASE | 13,260 SF



427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
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PROPERTY OVERVIEW

Prime industrial space for lease in Bettendorf, Ia. Well-located industrial facility offering 13,260 square feet of functional warehouse, office, and showroom space. The property features two dock-high loading doors, one oversized drive-in overhead door, 3-phase electrical service, abundant outdoor storage, and ample on-site parking, making it well-suited for manufacturing, distribution, warehousing, fabrication, or contractor operations. This listing is for Building #1 on the property. The building is separately metered for gas and electricity, with the Tenant responsible for its own gas and electric utilities. Tenant shall also be responsible for its pro rata share of the monthly water expense as water is on a shared meter.

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Operating Expense Estimate:	\$1.60/SF
Building Size:	28,960 SF
Available SF:	13,260 SF
Lot Size:	1.93 Acres
Year Built:	1968

EXECUTIVE SUMMARY

205 35TH STREET, BETTENDORF, IA 52722

EXTERIOR PHOTOS

205 35TH STREET, BETTENDORF, IA 52722



DRONE PHOTOS

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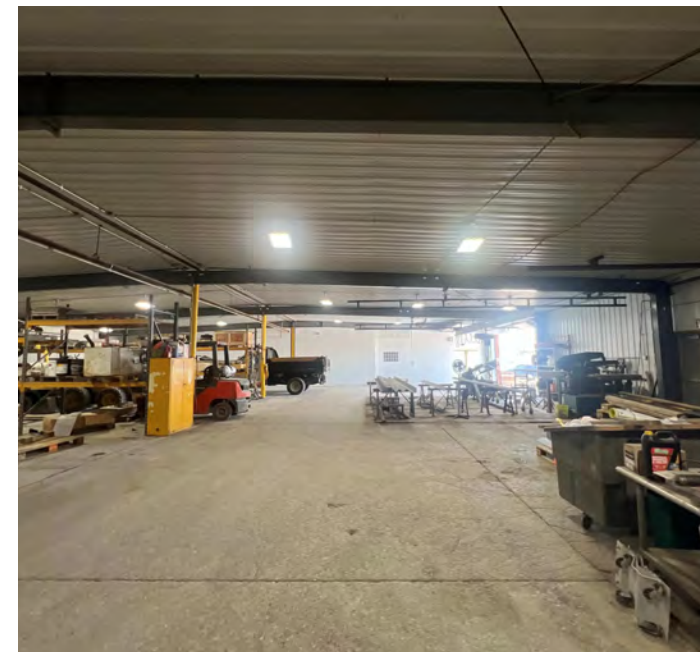
SHOWROOM PHOTOS

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WAREHOUSE PHOTOS

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AERIAL MAP

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RETAILER MAP

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LOCATION MAP

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