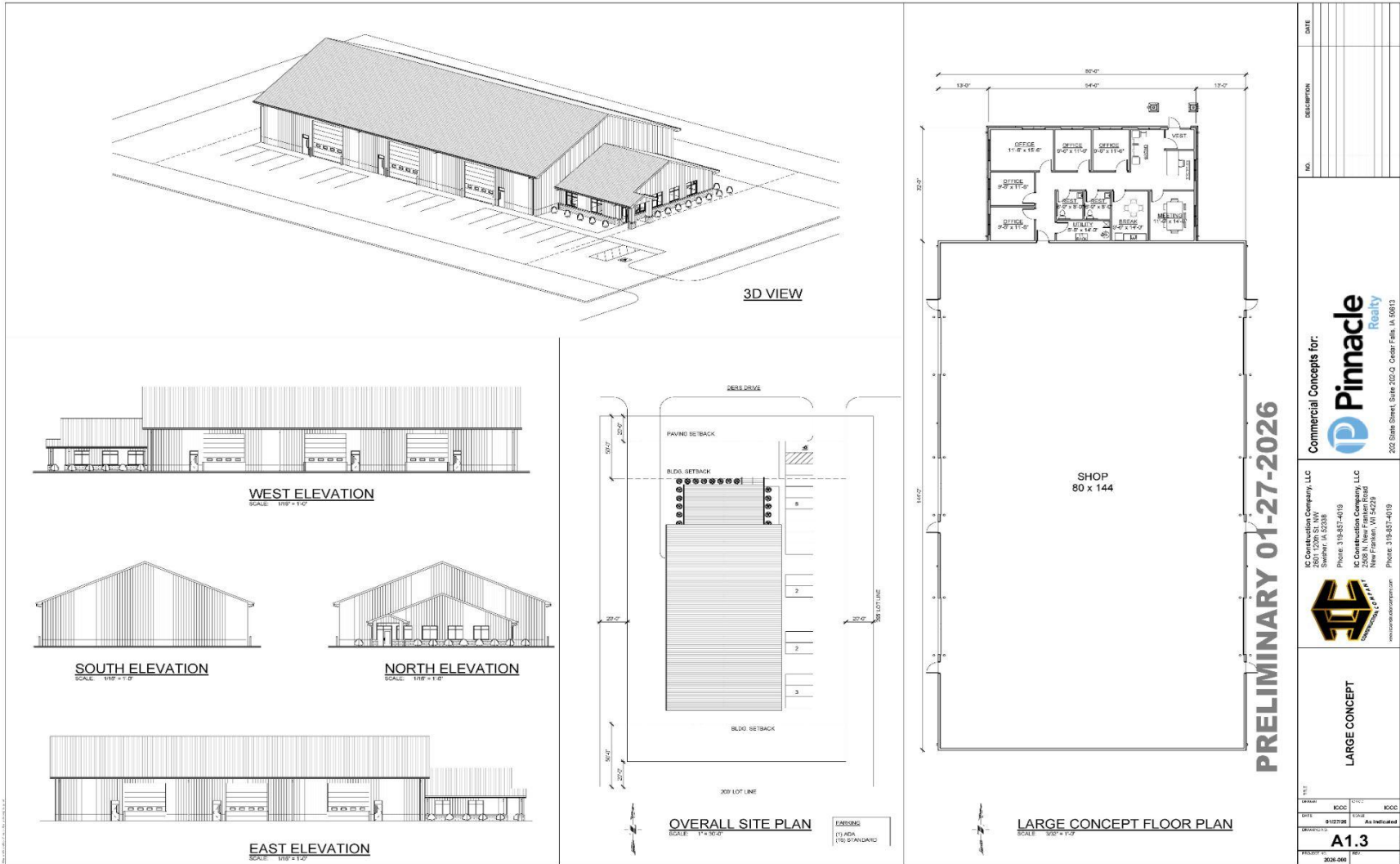


Large | Post Frame Concept | 13,248 sqft.

Office: 32 x 54 | Shop: 80 x 144



PRELIMINARY 01-27-2026

NO.	DESCRIPTION	DATE

Commercial Concepts for:

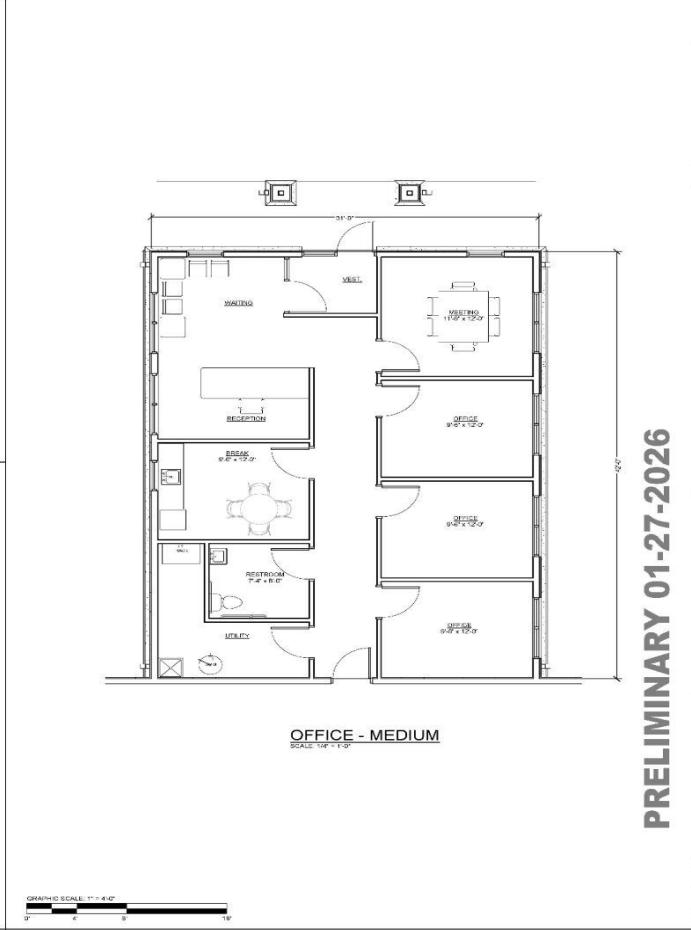
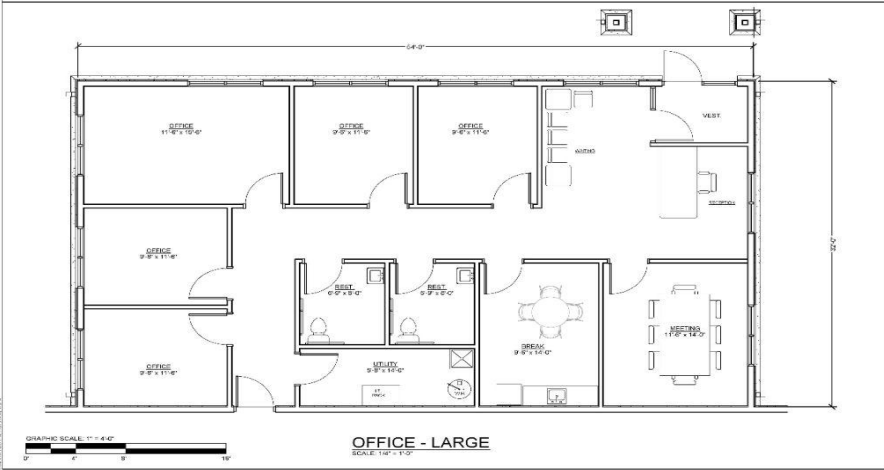
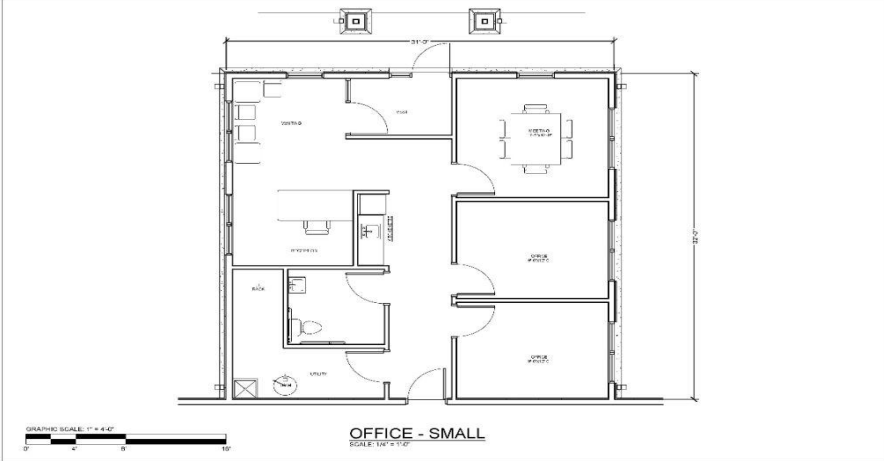
**Pinnacle Realty**

IC Construction Company, LLC  
2601 170th St. NW  
Denver, IA 52008  
Phone: 319-537-4018  
www.icconstruction.com

**LARGE CONCEPT**

IC Construction Company, LLC  
2601 170th St. NW  
New Franklin, WI 54759  
Phone: 319-537-4018  
www.icconstruction.com

DATE	ICCC	DATE	ICCC
01/27/26			
PROJECT NO.	A13		
2026-006			



**PRELIMINARY 01-27-2026**

NO.	DESCRIPTION	DATE

Commercial Concepts for:		
IC Construction Company, LLC 2507 12th St. NW Salem, IA 52388 Phone: 319-521-4219		
		202 State Street, Suite 250-Q, Clear Falls, IA 59813 Phone: 319-521-4219
IC Construction Company, LLC 2508 N. New Bremen Road New Bremen, IA 52382 Phone: 319-521-4219		

<b>OFFICE AREA FLOOR PLANS</b>			
DATE:	SCALE:	PROJECT:	NO.
01/27/26	1" = 4'-0"		
<b>A1.4</b>			

**Large | Post Frame Concept | 13,248 sqft.**

Office: 32 x 54 | Shop: 80 x 144

**Vanilla Shell**

Cedar Valley Crossing   Lot 2:	Acres	Sqft.	\$   Sqft.	Vanilla Shell   Pricing
Estimated Project Cost   Vanilla Shell:	3.35	13,248	\$148.27	\$1,964,317
<b>Own the Building:</b>	<b>Est. Monthly Payment</b>			<b>\$9,379.84</b>
<b>Lease the Building:</b>	<b>Est. Monthly Base Rent</b>			<b>\$12,193.80</b>

**Finished**

Cedar Valley Crossing   Lot 2:	Acres	Sqft.	\$   Sqft.	Finished   Pricing
Estimated Project Cost   Finished:	3.35	13,248	\$211.43	\$2,800,986
<b>Own the Building:</b>	<b>Est. Monthly Payment</b>			<b>\$13,375.03</b>
<b>Lease the Building:</b>	<b>Est. Monthly Base Rent</b>			<b>\$17,387.54</b>