

INDUSTRIAL LAND FOR SALE

4340 420th St Iowa City



Industrial-zoned property on approximately 10.3 acres, featuring two steel buildings, fenced yard area, and significant expansion potential, including roughly 5 acres of additional raw land suitable for outdoor storage, laydown, fleet parking, or future building development. Building 1 totals about 7,000 SF, with $\pm 3,397$ SF of finished retail/office space at the front and warehouse in the rear. Features include fire sprinklers, overhead and dock-height loading, security system, kitchenette, and two restrooms. Building 2 is approximately 24,750 SF of open-sided covered storage with plumbing and electrical in place, offering excellent functionality for equipment or material storage and the potential to be

enclosed for additional warehouse or shop capacity. The open design supports flexible layout, vehicle and equipment movement, and large-format storage or fabrication uses. A rare, scalable site in a hard-to-find industrial corridor with zoning that supports a wide range of contractor, service, logistics, and light-industrial uses.

Deed restriction: the property may not be used for the sale or distribution of lumber, shingles, siding, decking, drywall, or millwork products. This restriction is perpetual. Shelving and racking shown in photos are reserved and do not transfer with the property.



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Building 1 – Office / Warehouse (±7,000 SF)

- Steel-framed construction with metal truss roof system
- ±3,397 SF finished retail/office space at front
- Warehouse space in rear with functional, open layout
- Fire sprinkler system
- Overhead Door
- Dock-height loading with overhead door
- Security system
- Kitchenette
- Two restrooms
- Well-suited for contractor, service, distribution, or light-industrial users needing customer-facing office and warehouse functionality



Building 2 - Covered Storage / Expansion Structure (±24,750 SF)

- Column-supported, steel-framed open-sided canopy
- The building can be converted into a fully enclosed building (subject to approvals)
- Metal truss roof system
- Existing plumbing and electrical in place
- Designed for covered equipment, material, or fleet storage
- Efficient column spacing supports organized storage and racking layouts