

BIRCHWOOD BUSINESS CENTER II ON I-80/35



PHOTO EXAMPLE - BIRCHWOOD II

[VIEW VIDEO](#)

SHOWROOM, COMMERCIAL SPACE, COMPANY HEADQUARTERS
7801 BIRCHWOOD CT, JOHNSTON, IOWA

CONTACT US:

CBRE

CHRIS PENDROY, CCIM, SIOR

Senior Vice President

+1 515 402 6600

chris.pendroy@cbre.com

Licensed in the State of Iowa

GRANT WRIGHT, CCIM

First Vice President

+1 515 745 5113

grant.wright@cbre.com

Licensed in the State of Iowa

FLEXIBLE USE CENTER



BUILDING FEATURES

VERSATILE DESIGN FOR:

- HOME IMPROVEMENT BUSINESSES
- FLEX
- SHOWROOM
- WAREHOUSE
- DESTINATION RETAIL
- SPORTS
- RECREATION
- CORPORATE TRAINING
- OFFICE
- LIGHT INDUSTRIAL

ARCHITECTURAL PRE-CAST AND SUPERIOR GLASS-LINES

CLEAR HEIGHT: 26 FT

HIGHLY VISIBLE TENANT SIGNAGE TO I-80 | 35

12' (W) X 16' (H) GRADE LEVEL DRIVE-IN DOORS (PER BAY)

DOCK DOORS AVAILABLE

ENERGY EFFICIENT INTERIOR & EXTERIOR LIGHTING: LED

1,600 AMP, 480V, 3-PHASE

ENERGY EFFICIENT ROOFING: 60 MIL TPO ROOF (R-30)

AVAILABLE SPACE

-  72,000 SF (BUILDING II)
- WILL DIVIDE
- POSSIBLE MEZZANINE LEVEL

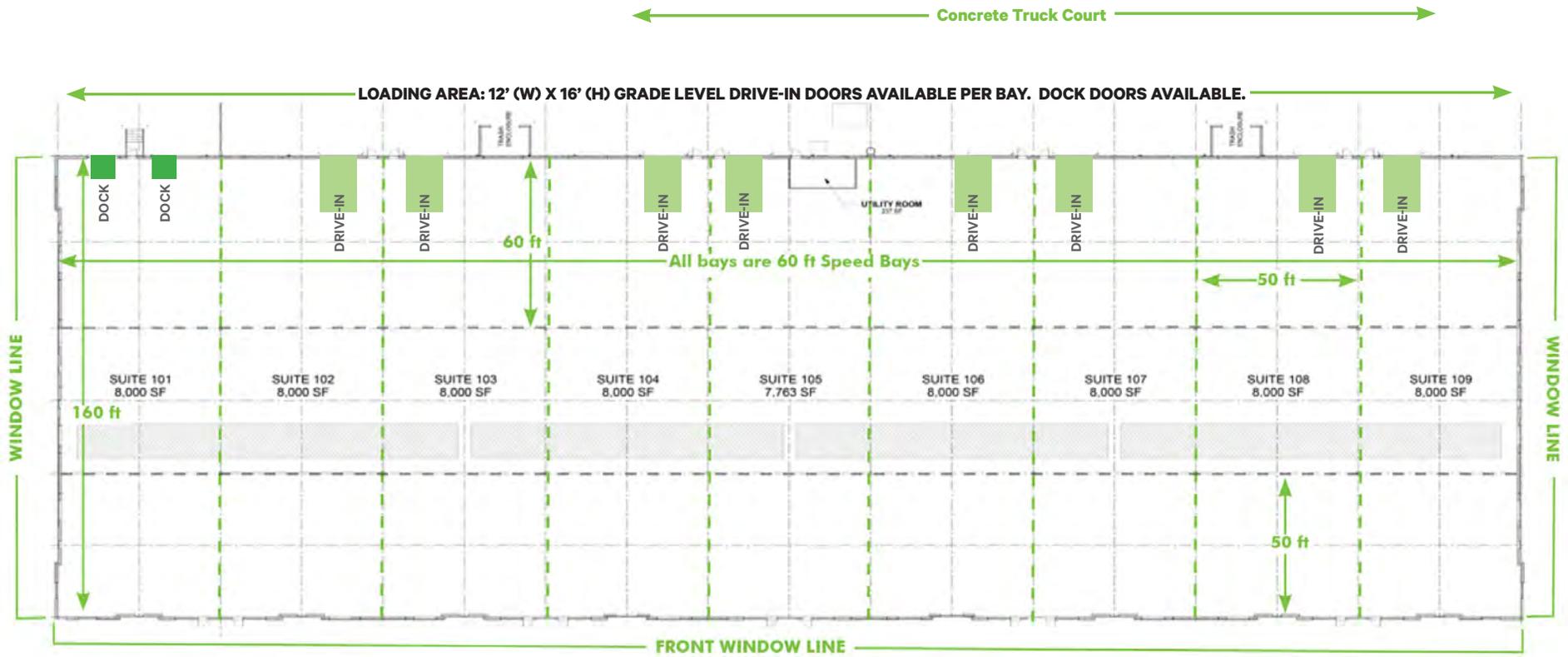
LEASE RATE

-  NEGOTIABLE
- BUILD-TO-SUIT OPPORTUNITY

SITE FEATURES

-  TREMENDOUS I-80/I-35 ACCESS/VISIBILITY
95,098 VPD
- PARKING 4.0 STALLS PER 1,000
322 TOTAL STALLS
- NEARBY AMENITIES & EMPLOYEMENT CENTER
HOTELS, RESTAURANTS, RETAIL AND MEDICAL
- PLANNED UNIT DEVELOPMENT
ZONING

FLOOR PLAN



FLOOR PLAN
NOT TO SCALE



SITE PLAN



AERIAL OF SITE



