

# NEW CONSTRUCTION FLEX OR WAREHOUSE SPACE OFF HIGHWAY 1 IN IOWA CITY

New Construction Warehouse or Flex Space off of Highway 1 in Iowa City. A great location close to Highway 1 and within close proximity of the I-380 south and Highway 1 interchange. The bays can be demised for the buyer's needs. Ample parking out front of the bays and extra parking in the development. Asking price is \$14 per square foot gross. One owner is a licensed real estate agent in the state of Iowa.

**1650 WILLOW CREEK DRIVE IOWA CITY, IA 52246**



**Willow Creek Bays Owners**  
(319) 382-5522

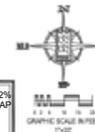


SITE PLAN  
LOT 6 BARKERS2NDSUBDIVISION

IOWA CITY, IOWA

PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNER/PLANNING:  
MARK LYNCH  
2500 CORRIDOR WAY SUITE 302  
CORALVILLE, IA 52241



1.0% FLOOD ELEVATION = 675.00 0.2%  
FLOOD ELEVATION = 676.50 FIRM MAP  
#19103COADE EFF. 02/16/2007

**LEGAL DESCRIPTION**  
A PART OF LOT 6 IN BARKER'S 2ND SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 82 IN THE JOHNSON COUNTY RECORDER'S OFFICE BEGINNING AT A POINT 5/16" NORTH AT THE NORTHEAST CORNER OF SAID LOT 6 PARCEL NO. 88084 AS RECORDED IN PLAT BOOK 30, PAGE 24 IN THE JOHNSON COUNTY RECORDER'S OFFICE. THENCE N81°18'32"E - 73.81 FEET ALONG THE SOUTHEASTLY LINE OF SAID LOT 6 IN BARKER'S 2ND SUBDIVISION TO A SET 5/16" BEARING THENCE N76°58'52"E - 115.38 FEET TO A SET 5/16" BEARING ON THE NORTHEASTLY LINE OF SAID AUSTIN PARCEL NO. 88084 THENCE S30°50'30"E - 80.89 FEET ALONG SAID NORTHEASTLY LINE TO A POINT 5/16" BEARING THENCE S57°02'37"E - 10.84 FEET TO THE POINT OF BEGINNING. SAID AUSTIN PARCEL #88011 CONTAINS 2875 SQUARE FEET.

**PROPOSAL:**  
OFFICER'S PLANS TO REPAIR THE BUILDINGS FOR CONTRACTOR BAY USE ON THE 1.00 ACRE SITE.

**DEVELOPMENT CHARACTERISTICS**  
CURRENT ZONING IS D-1

**SETBACK REQUIREMENTS**

BUILDING SETBACKS	REQUIRE
FRONT YARD	10 FEET 30 FEET
SIDE YARD	5 FEET 15 FEET
REAR YARD	5 FEET 15 FEET

ADULTS IN-12 RESIDENTIAL ZONING

**URBAN LOT REQUIREMENTS**

SETBACK (TO SOIL)	NONE
LOT FRONTAGE	NONE
LOT AREA	NONE
MINIMUM BUILDING HEIGHT	20 FEET

**LOT CHARACTERISTICS**

LOT AREA	88,037 SF (0.002169 AC)
BUILDING AREA - PROPOSED	22,900 SF (0.523)
PAVING AREA - PROPOSED	24,720 SF (0.563)
OPEN SPACE AREA	13,007 SF (0.296)

**BUILDING USE**

BUILDING 1	10,500 SF OF CONTRACTOR BAYS
BUILDING 2	12,400 SF OF CONTRACTOR BAYS

**LAND USE ACTIVITY CALCULATIONS**

FLOOR AREA (F.A.) / LAND AREA (L.A.) = FLOOR AREA RATIO (F.A.R.)	
BUILDING 1 (F.A.) = 10,500 SF	
BUILDING 2 (F.A.) = 12,400 SF	
TOTAL (F.A.) = 22,900 SF	
L.A. = 88,037 SF	
F.A.R. = 0.26	

**PARKING REQUIREMENTS**

BUILDING TRUCK USE (24,800 SF) + 1 SPACE/150 SF OF FLOOR AREA	
22,900 / 150 = 152 SPACES	
SPACES REQUIRED	152 SPACES
SPACES PROVIDED	152 SURFACE SPACES 18 INTERIOR SPACES 2 ADA SPACES

**TOTAL SPACES PROVIDED**

152 SPACES
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**LIGHT CALCULATIONS**  
NET LOT AREA 88,037 = 22,900 = 65,137 = 38% AC  
FROM MINIMUM LIGHT DISTRICT 300,000 (L.D.) = 300,000 MAXIMUM INITIAL LUMENS 15,000 MAXIMUM INITIAL LUMENS (UNRECORDED PARCELS)  
LIGHTS MAY NOT BE MOUNTED HIGHER THAN 30' ABOVE GRADE.

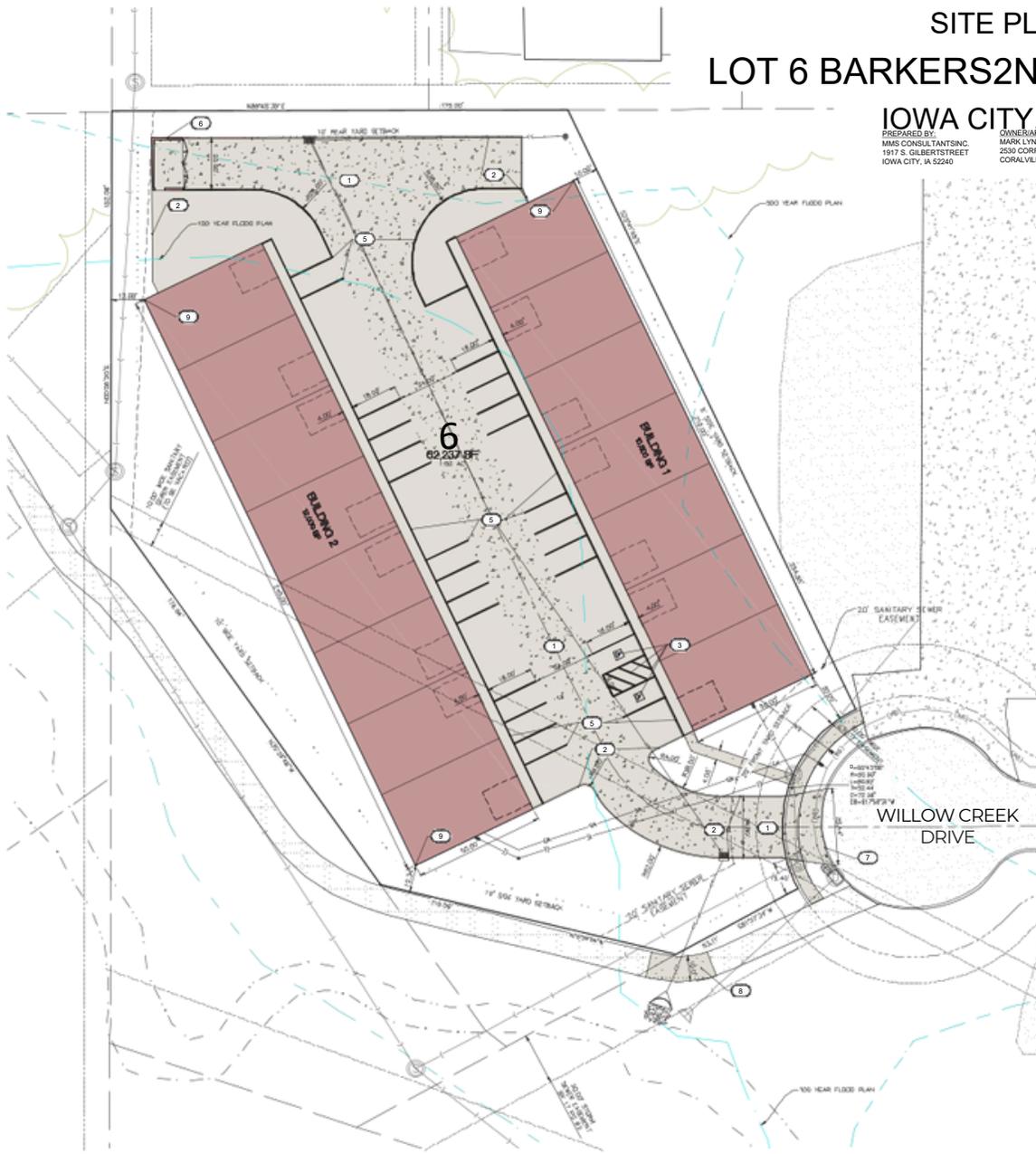
**PAVING LEGEND**

2" FILL OVER 8" GRANULAR BASE (DOT GRADATION 12 OR 14) (1,707 SF)
8" FILL OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14) (13,084 SF)
4" GRANULAR OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14) (334 SF)

NOTE: IF PATTERN MAY VARY BASED ON SHAPE OF SHEET  
TOTALS LISTED ARE CALCULATED FOR THE ENTIRE SHEET AREA INCLUDING PRINT OF SHEET

**REVISIONS**

NUMBER	REVISION
1	METAL DRIVE ASB PAVING SEE PAVING LEGEND TABLE THIS SHEET FOR TYPINGS AND MATERIALS FOR ROAD TIECUTS AND FOR SHEET 8802
2	METAL STANDARD 8" CURB AND GUTTER PER SHEET 8802
3	REMOVED ASB PAVING, STIMEX AND STIMEX RCT ASB STANDING PER SHEET 8802
4	METAL THICKENED EDGE SIDEWALK PER SHEET 8802
5	METAL 4" W/C PAVEMENT MARKINGS (TYP)
6	METAL QUARTER CIRCULAR COORDINATE WITH ADJUTED PLANS PER SHEET 8801
7	SHENNY APPROACH PER SHEET 8801 (TYPE A)
8	METAL 240 SF OF 8" FILL OVER 4" GRANULAR BASE CONNECT TO EXISTING TRAIL (REMOVE 18 NUMBER PRINT)
9	FORM THICKENED EDGE AT CORNER OF SLAB





FOR LEASE

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