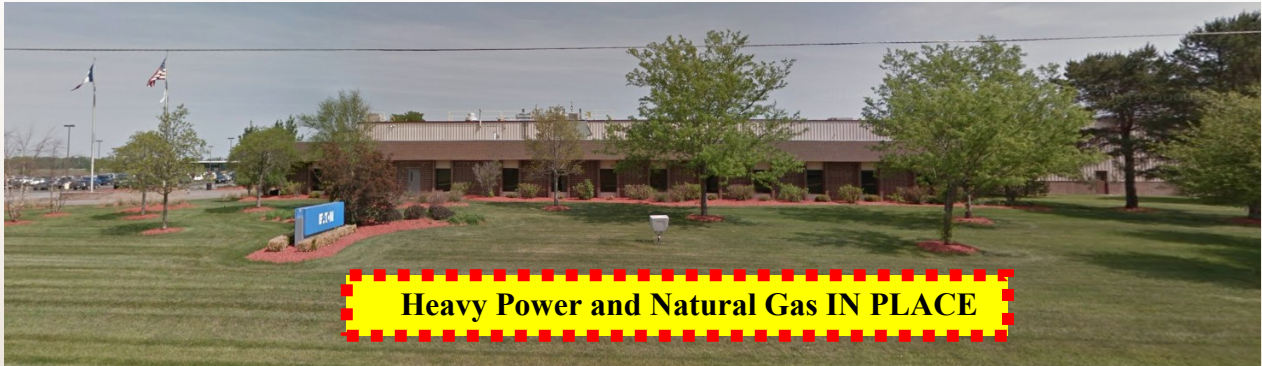


# IOWA LOGISTICS CENTER

## 24,495sf Warehouse FOR LEASE

Large Drive In, Offices, Docks BTS

Shenandoah, Iowa



**Heavy Power and Natural Gas IN PLACE**



### FEATURES

- ◆ 24,495 Square Feet
- ◆ Office Space
- ◆ Open Space
- ◆ 30 Miles East of I-29
- ◆ Parking Spaces
- ◆ Masonry Metal Const.
- ◆ Drive In
- ◆ Internet to Building
- ◆ Industrial Zoning
- ◆ **\$3.50/sf NNN Lease Rate**

### Property Benefits

Ceiling Ht. 19'6" to 28' 6"

- Space Available
- **T8 Lighting**
- **Heavy Power IN PLACE**
- **NATURAL GAS TO BUILDING**
- Dock Doors BTS
- Drive In Available
- Build to Suit Available
- Industrial Zoning



LS COMMERCIAL REAL ESTATE  
BROKERAGE | DEVELOPMENT | MANAGEMENT

**CONTACTS John Smith Scott Chapin**  
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8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213  
P 913.681.5888 | F 913.681.7869 | smith@lscr.com

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

Industrial Building 112,924 Available

# IOWA LOGISTICS CENTER



**LS COMMERCIAL REAL ESTATE SERVICES, INC.**  
BROKERAGE ♦ MANAGEMENT

## Building Specification Sheet

### IOWA LOGISTICS CENTER

**Address: 1600 & 4159 Airport Road  
Shenandoah, Iowa 51601**

<b>Total Square footage of Building</b>	<b>366,810 Square Feet</b>
<b>Space Available</b>	<b>24,495 sf</b>
<b>Ceiling Height:</b>	<b>22-28' Foot Clear Height</b>
<b>Column Spacing:</b>	<b>Open Space</b>
<b>Structure:</b>	<b>Steel/Concrete Structure</b>
<b>Docks:</b>	<b>Custom Dock Openings</b>
	<b>Owner will BTS for needs</b>
<b>Drive Ins</b>	<b>1 DI- More BTS</b>
<b>Office:</b>	<b>3,156sf,</b>
<b>Rail:</b>	<b>None</b>
<b>Sprinkler:</b>	<b>None</b>
<b>Electrical Service &amp; Gas</b>	<b>Mid-American Energy</b>
<b>Zoning:</b>	<b>Heavy Industrial,</b>
<b>Lighting:</b>	<b>T-8 with Motion</b>
<b>Year Built:</b>	<b>Not disclosed</b>
<b>Outside Storage:</b>	<b>Yes</b>
<b>Lease Rate:</b>	<b>\$3.50/sf NNN Rate</b>
<b>Monthly Rent:</b>	<b>Determined by size &amp; NNN's</b>



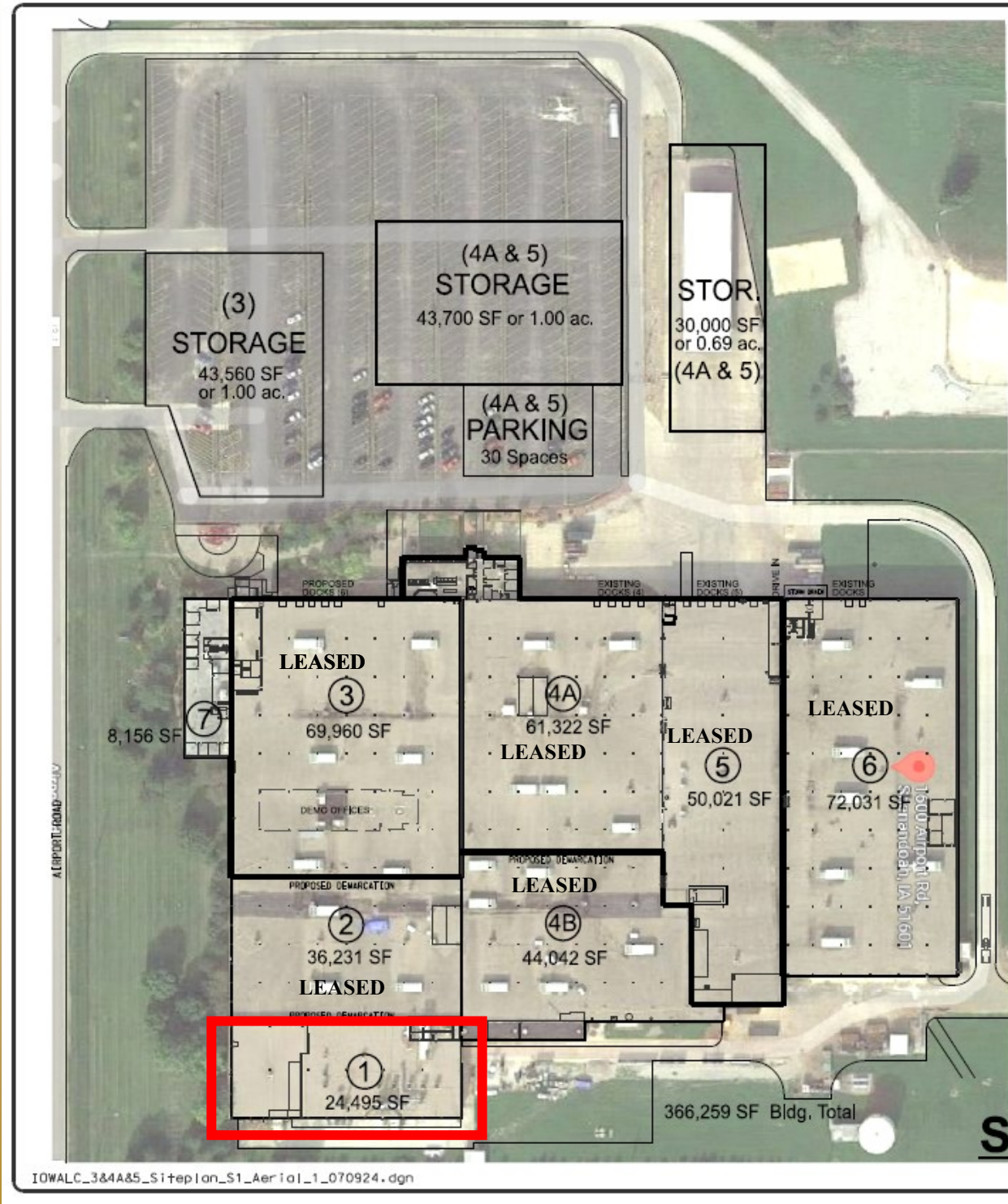
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# IOWA LOGISTICS CENTER

Industrial Building 112,924 FOR LEASE



**LS COMMERCIAL REAL ESTATE**  
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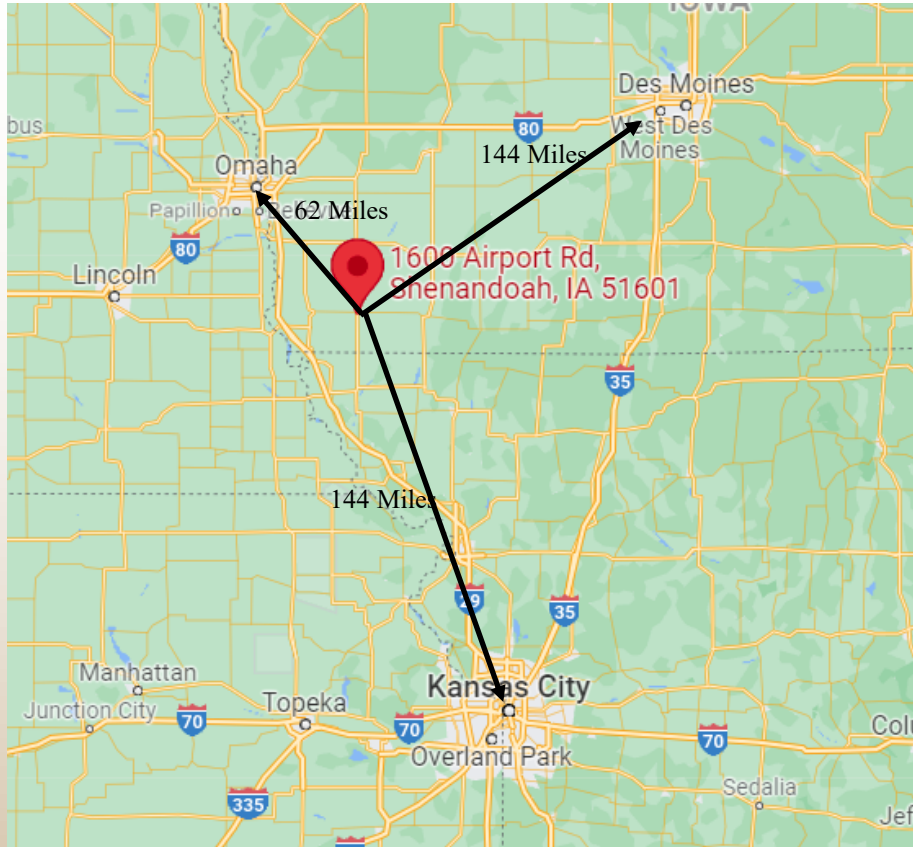
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# IOWA LOGISTICS CENTER

Industrial Building 366,000 Square Feet



Heavy  
Power and  
Natural



**LS COMMERCIAL REAL ESTATE**  
BROKERAGE | DEVELOPMENT | MANAGEMENT

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