

IOWA LOGISTICS CENTER

24,495sf Warehouse FOR LEASE
Large Drive In, Offices, Docks BTS
Shenandoah, Iowa



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**

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

Property Benefits



LS COMMERCIAL REAL ESTATE
BROKERAGE | DEVELOPMENT | MANAGEMENT

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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

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

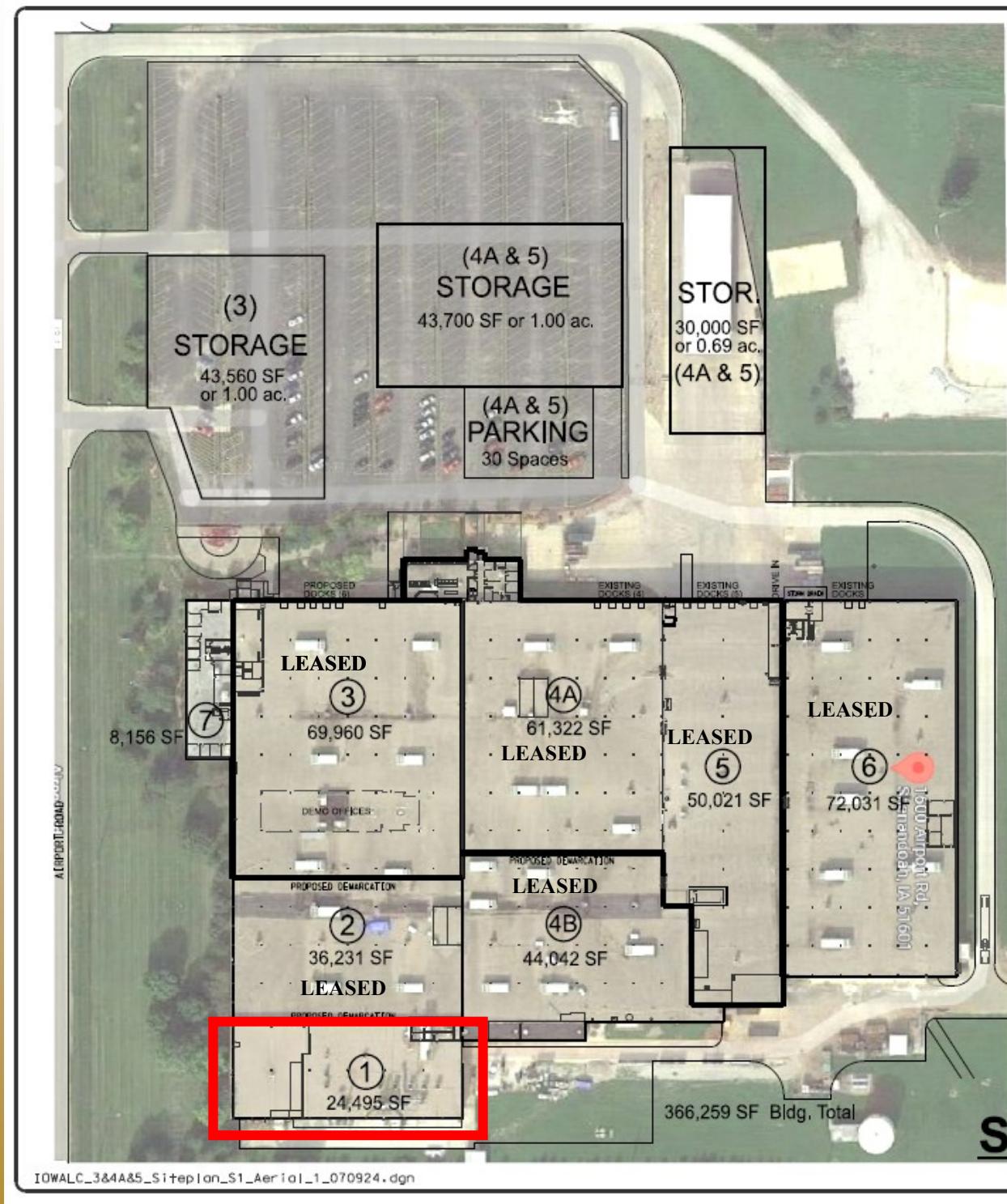


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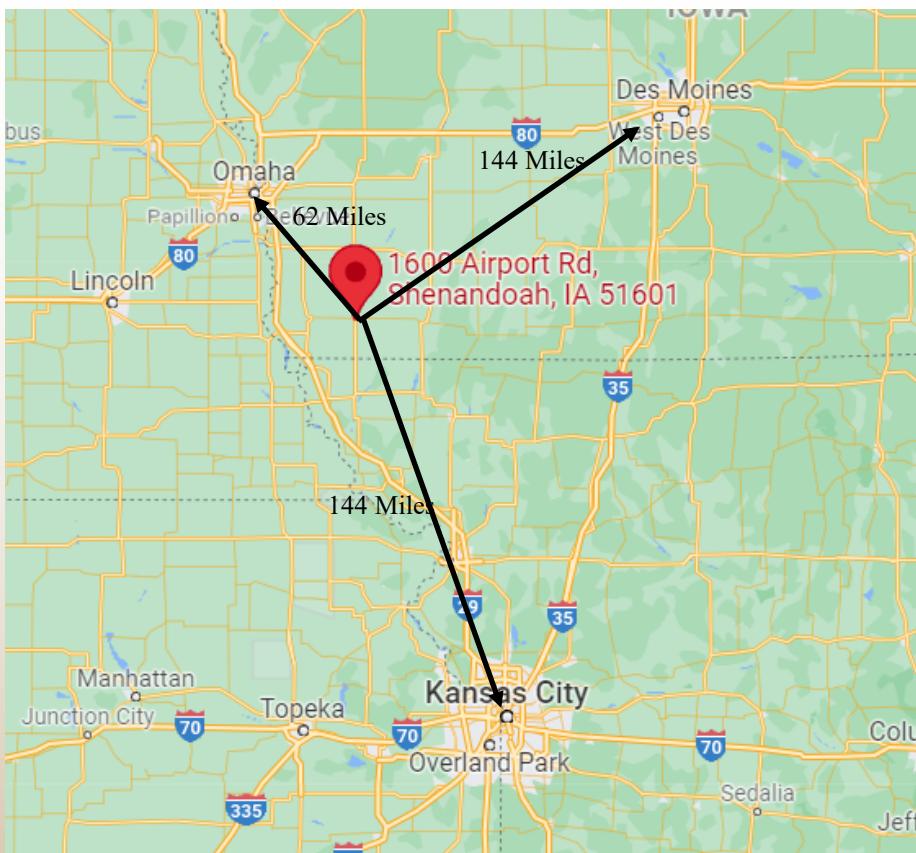
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IOWA LOGISTICS CENTER



Industrial Building 366,000 Square Feet



Heavy
Power and
Natural



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