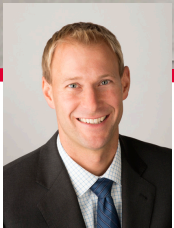


NEW CONSTRUCTION FLEX OR WAREHOUSE SPACE OFF HIGHWAY 1 IN IOWA CITY

These bays are being constructed in Spring of 2024 and are for sale. 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 \$128 per square foot. Picture is of similar building. One owner is a licensed real estate agent in the state of Iowa.

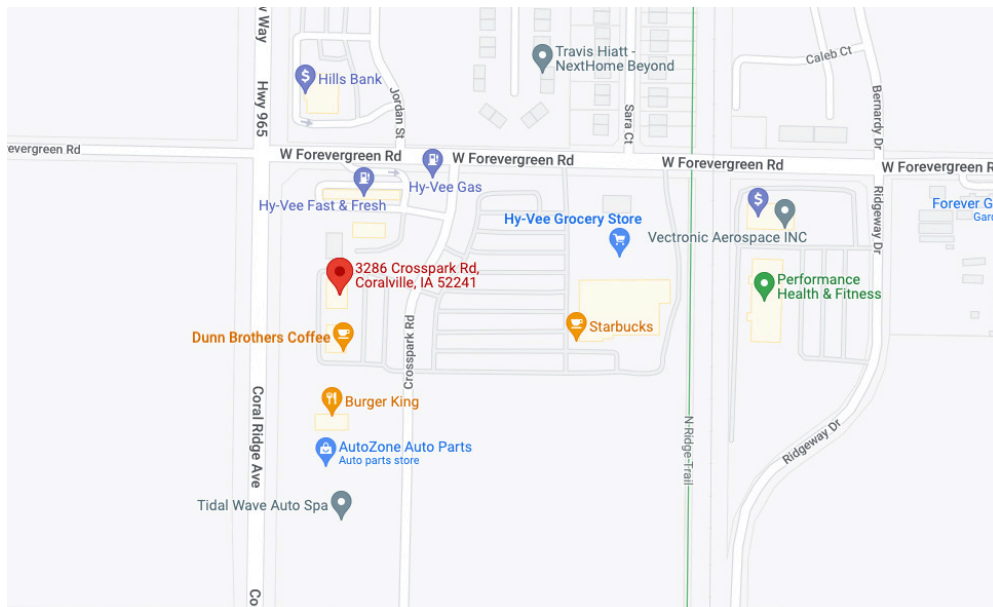
1650 WILLOW CREEK DRIVE IOWA CITY, IA 52246



MARK LYNCH, REALTOR®
(319) 331-0409
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2530 Corridor Way | Coralville, IA 52241
www.skogmancommercial.com

SKOGMAN
COMMERCIAL



OFFERING SUMMARY

Sale Price: \$128 per sqft

LOCATION OVERVIEW

These bays are being constructed in Spring of 2024 and are for sale.

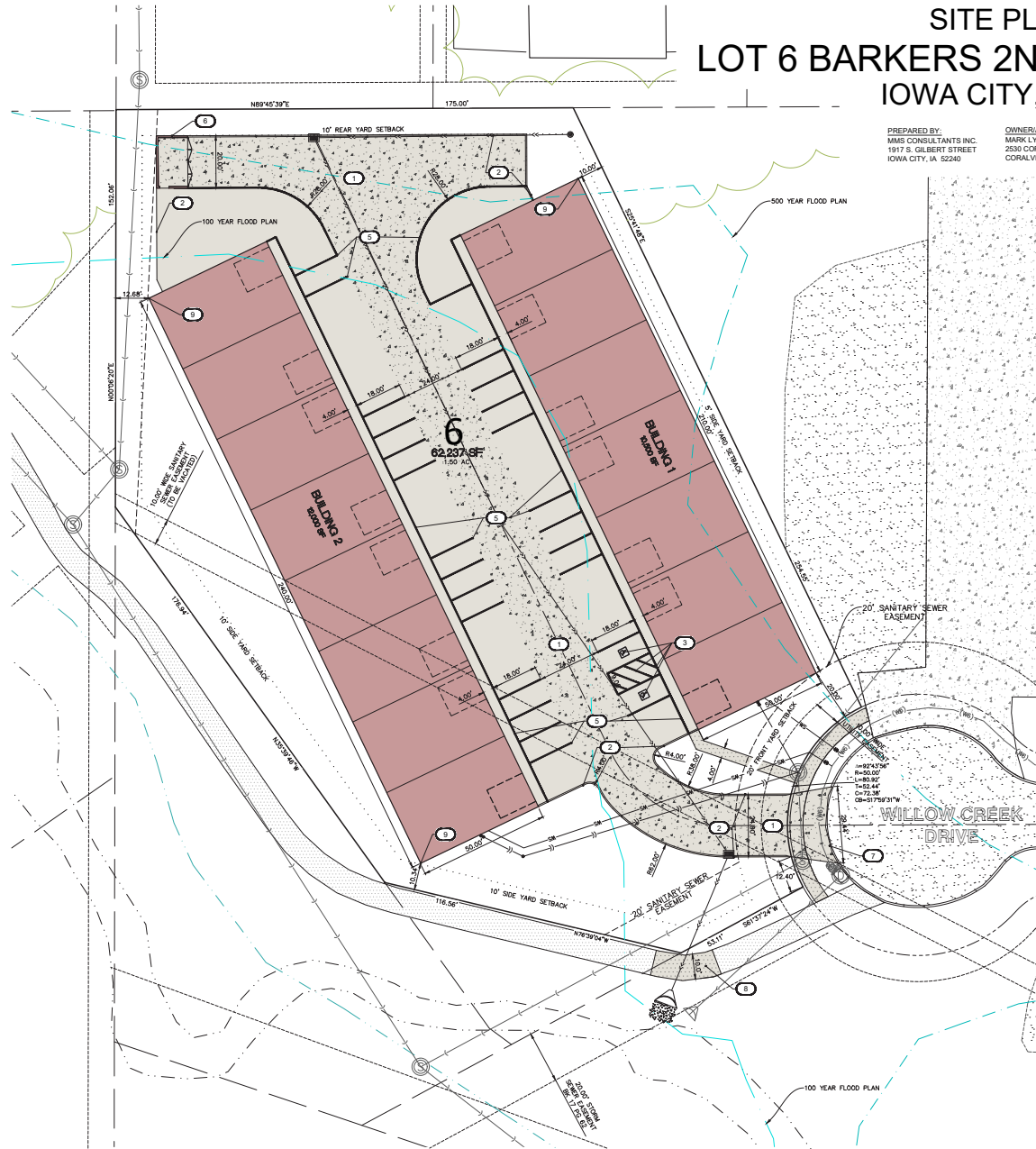
PROPERTY OVERVIEW

New Construction Warehouse or Shop off of Highway 1 in Iowa City. These bays are being constructed in Spring of 2024 and are for sale. 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 \$128 per square foot. Picture is of similar building. One owner is a licensed real estate agent in the state of Iowa.

PROPERTY DETAILS

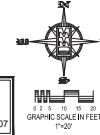
- 1,300 SF to 2,100 SF bays
- 17' ceilings
- 12'x14' commercial insulated overhead doors with openers
- 4'x3' commercial insulated sliding windows
- 36' ADA service door
- Centered box floor drain
- 200 AMP electrical service
- 28 gauge, grade E, exterior painted steel
- 5" finished concrete floor with reinforcement and vapor barrier
- Hanging natural gas unit heater with gas piping
- Additional outside parking available
- Fully insulated
- Finished walls and ceilings
- ADA Bathroom with toilet, sink, and 5 gallon water heater

SITE PLAN
LOT 6 BARKERS 2ND SUBDIVISION
IOWA CITY, IOWA



PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52209

OWNER/APPLICANT:
MARK LYNCH
2530 CORRIDOR WAY SUITE 302
CORALVILLE, IA 52241



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

LEGAL DESCRIPTION
A PART OF LOT 6 IN BARKER'S 2ND SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 42 IN THE JOHNSON COUNTY RECORDER'S OFFICE BEGINNING AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF AUDITOR'S PARCEL NO. 98084 AS RECORDED IN PLAT BOOK 39, PAGE 29 IN THE JOHNSON COUNTY RECORDER'S OFFICE:
THENCE N61°18'16"E - 75.81 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 IN BARKER'S 2ND SUBDIVISION TO A SET 5/8" REBAR;
THENCE N76°58'10"W - 116.58 FEET TO A SET 5/8" REBAR ON THE NORTHEASTERLY LINE OF SAID AUDITOR'S PARCEL NO. 98084;
THENCE S33°58'58"E - 68.59 FEET ALONG SAID NORTHEASTERLY LINE TO A FOUND 5/8" REBAR; THENCE S33°52'53"E - 10.56 FEET TO THE POINT OF BEGINNING.
SAID AUDITOR PARCEL #99071 CONTAINS 2975 SQUARE FEET.

PROPOSAL
APPLICANT PLANS TO DEVELOP TWO BUILDINGS FOR CONTRACTOR BAY USE ON THE 1.50 ACRE SITE.

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING IS Q-1
SETBACK REQUIREMENTS
BUILDING SETBACKS: REQUIRED
FRONT YARD: 10 FEET, 20 FEET*
SIDE YARD: 5 FEET, 10 FEET*
REAR YARD: 0 FEET, 10 FEET*
ABUTTING RM-12 RESIDENTIAL ZONING*

MINIMUM LOT REQUIREMENTS
MINIMUM LOT SIZE: NONE
LOT FRONTAGE: NONE
LOT WIDTH: NONE
MAXIMUM BUILDING HEIGHT: 35 FEET

LOT CHARACTERISTICS
LOT AREA: 65,237 SF (100%) (1.50 AC)
BUILDING AREA - PROPOSED: 22,500 SF (35.2%)
PAVING AREA - PROPOSED: 24,750 SF (39.7%)
GREEN SPACE AREA: 15,000 SF (24.1%)

BUILDING USE
BUILDING 1: 10,000 SF CONTRACTOR BAYS
BUILDING 2: 12,000 SF CONTRACTOR BAYS

LAND USE INTENSITY CALCULATIONS
FLOOR AREA (FA) / LAND AREA (LA) = FLOOR AREA RATIO (FAR)
BUILDING SF (FA) = 22,500 SF
LAND AREA SF = 65,237 SF (LA)
22,500 SF (FA) / 65,237 SF (LA) = 0.34 (PROPOSED FAR)
1.0 (MAXIMUM FAR)

PARKING REQUIREMENTS
BUILDING TRADE USE (22,500 SF): 1 SPACE/750 SF OF FLOOR AREA
22,500/750 = 30 SPACES
SPACES PROVIDED: 30 SPACES
16 SURFACE SPACES
15 INTERIOR SPACES
2 ADA SPACES
TOTAL SPACES PROVIDED: 33 SPACES

LIGHT CALCULATIONS:
NET LOT AREA 65,237 = 22,500 = 42,737 = 98 AC
HIGH AMBIENT LIGHT DISTRICT 200,000 (1.0) = 300,000 MAXIMUM INITIAL LUMENS 15,000 MAXIMUM INITIAL LUMENS (UNSHIELDED FIXTURES).
LIGHTS MAY NOT BE MOUNTED HIGHER THAN 35' ABOVE GRADE.

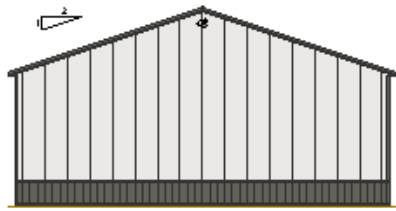
PAVING LEGEND

	7" PCC OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14) (11,507 SF)
	5" PCC OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14) (13,294 SF)
	4" SIDEWALK OVER 4" GRANULAR BASE (DOT GRADATION 12 OR 14) (334 SF)

*SIZE OF PATTERN MAY VARY BASED ON SCALE OF SHEET.
*TOTALS LISTED ARE CALCULATED FOR THE ENTIRE SITE AREA INCLUDING RIGHT OF WAY.

KEYNOTES

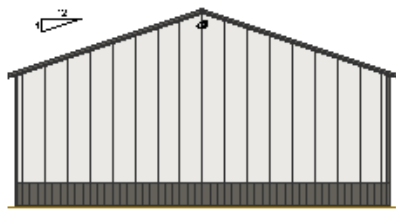
NUMBER	KEYNOTE
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIALS; PER SDAS 7030.101 AND PER SHEET C500)
2	INSTALL STANDARD 8" CURB AND GUTTER; PER SHEET C500
3	PROPOSED ADA PARKING, SYMBOL AND STORAGE PER ADA STANDARDS; PER SHEET C500.
4	INSTALL THICKENED EDGE SIDEWALK PER SHEET C500
5	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
6	INSTALL DUMPSTER ENCLOSURE; COORDINATE WITH ARCHITECTURAL PLANS; PER SHEET C500
7	DRIVEWAY APPROACH PER SDAS 7030.101 (TYPE A)
8	INSTALL 240 SF OF 6" PCC OVER 4" GRANULAR BASE; CONNECT TO EXISTING TRAIL (REMOVE TO NEAREST JOINT)
9	POUR THICKENED EDGE AT CORNER OF SLAB.



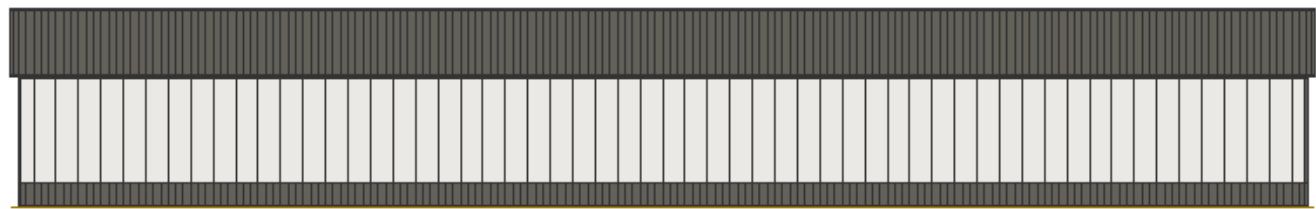
(A2) ENDWALL 1 ELEVATION



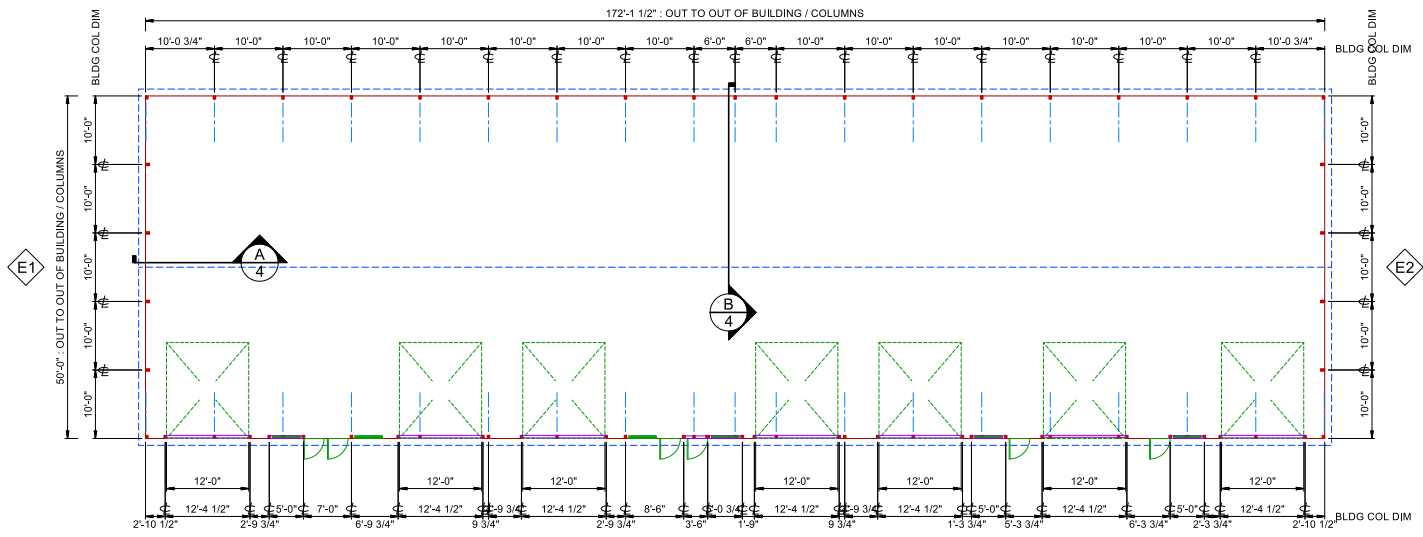
(B2) SIDEWALL 1 ELEVATION



(C2) ENDWALL 2 ELEVATION



(D2) SIDEWALL 2 ELEVATION



(A3) FLOOR PLAN

