



**FOR LEASE** | **23,973 SF**  
**2500 HWY 6 EAST** | **IOWA CITY, IA**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**EASY ACCESS TO  
HWY 6 E AND I-80**



**EXTERIOR  
STORAGE**



**AMPLE CAR AND  
TRUCK PARKING**



**HEAVY POWER**



# PROPERTY DETAILS

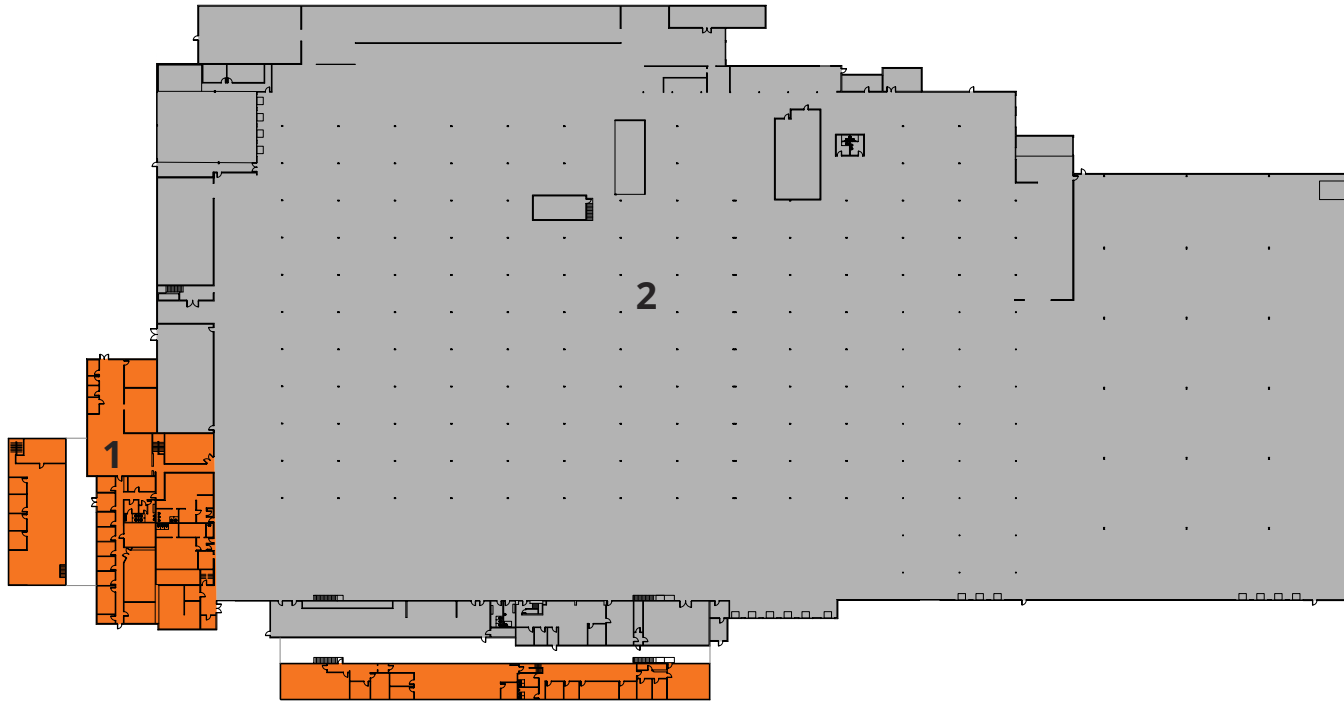
## 2500 HWY 6 EAST | IOWA CITY, IA

|                           |   |
|---------------------------|---|
| BUILDING SIZE             | 341,491 SF                                |
| AVAILABLE SPACE           | 23,973 SF                                 |
| FLOORS                    | 1   |
| ELEVATORS                 | 1   |
| DOCK DOORS                | 19  |
| DRIVE-IN DOORS            | 3   |
| CLEAR HEIGHT              | 12' - 25'                                 |
| COLUMN WIDTH/DEPTH        | 25' x 38'/46' x 55'                       |
| ROOF                      | TPO                                       |
| WALLS                     | Masonry & Metal                           |
| FLOORS                    | 6" - 10" Reinforced Concrete              |
| YEAR BUILT                | 1964   Addition in 1995   Renovated 1990s |
| FIRE SUPPRESSION          | 100% Wet                                  |
| LIGHTING                  | T8  |
| POWER                     | Heavy Power                               |
| PARKING                   | Ample                                     |
| LAND AREA                 | 20.2 Acres                                |
| ZONING                    | Light Industrial                          |
| PARCEL ID                 | 1024277001                                |
| <b>OPEX ESTIMATE 2021</b> | <b>\$0.75 (2020)</b>                      |



# FLOOR PLAN

2500 HWY 6 EAST | IOWA CITY, IA



| NUMBER       | SPACE DESIGNATION | CLEAR HEIGHT    | SQUARE FEET       |
|--------------|-------------------|-----------------|-------------------|
| 1            | AVAILABLE         | 10'             | 23,973 SF         |
| 2            | EXISTING TENANT   | 12' 4" - 29' 1" | 317,518 SF        |
| <b>TOTAL</b> |                   |                 | <b>341,491 SF</b> |



# LOCATION MAP

2500 HWY 6 EAST | IOWA CITY, IA

|                      |           |
|----------------------|-----------|
| IOWA CITY            | 3 MILES   |
| I-80 W               | 19 MILES  |
| EASTERN IOWA AIRPORT | 26 MILES  |
| DES MOINES           | 119 MILES |

