

# FOR LEASE



## 2740 STONER CT, NORTH LIBERTY

### \$16,673 / GROSS

This is a I-380 freeway facing truck sales or repair terminal lot & building on 5.19 acres with 60,000 ft of reinforced 5" concrete display or storage lot. The service building is 5,600 ft with 20 ft ceilings and 5 OH 12x14 doors. 4 of the OH doors are situated for a direct drive through from front to back of the building with a third OH door for normal delivery access. The service area is heated by a waste oil fueled in floor heat system. There are office areas with HVAC and a storage mezzanine. The power in the building is 600 amps & there is a grease trap with separator in the floor. A truck sales or service facility would thrive here and benefit from 54,400 cars & trucks per day on I380. The site is served by North Liberty water and sewer, gas and Southslope high speed fiber. This building is for lease only and maybe combined with 2.9 acres to the south for additional development.

**Total Monthly Rent:** \$16,673

**Base Rent:** \$13,333

**Taxes:** \$3,340

**Zoning:**  
C-2-A

**Total Sqft:**  
5,600 SF Shop & Office Space  
60,000 SF Concrete Lot

**Acres:** 5.19 m/l

**Traffic Count:**  
54,400 cars on I380 per day

**Directions:**  
South on Herky St from Penn Ave,  
East on Stoner Ct

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

📞 319-331-6187

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Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

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**LKR**  
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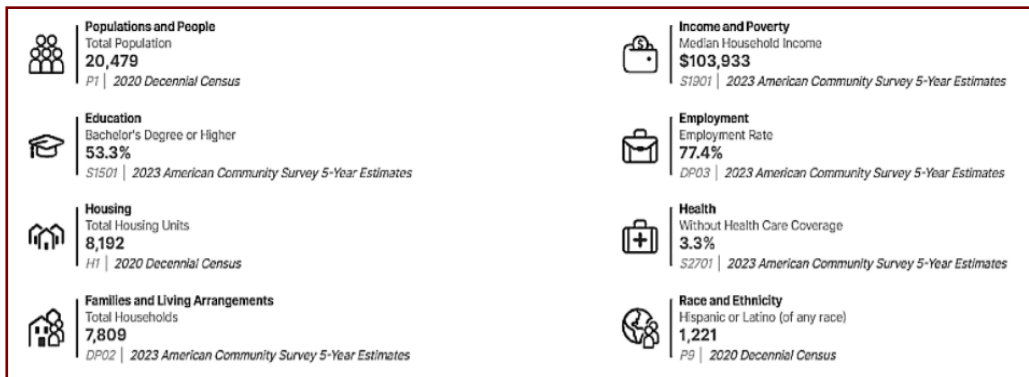
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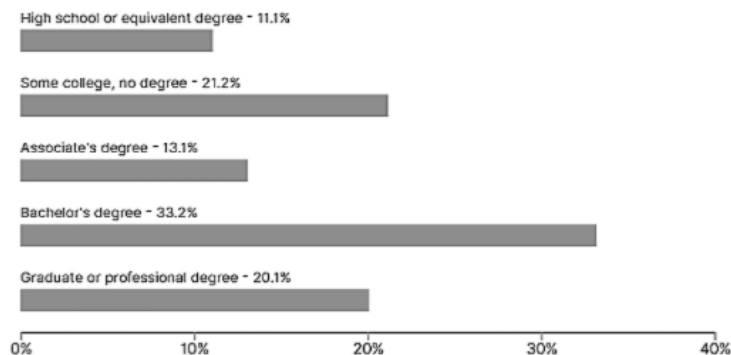
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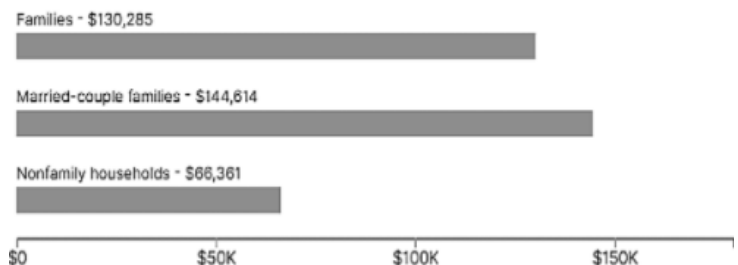
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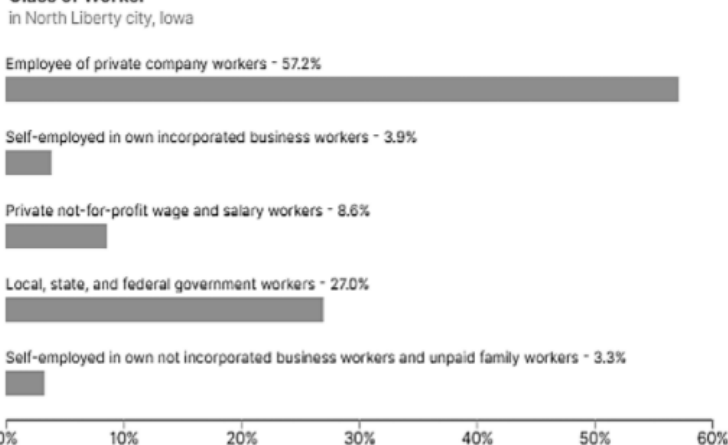
#### Education Attainment (Population 25 Years and Older) in North Liberty city, Iowa



#### Median Income by Types of Families in North Liberty city, Iowa

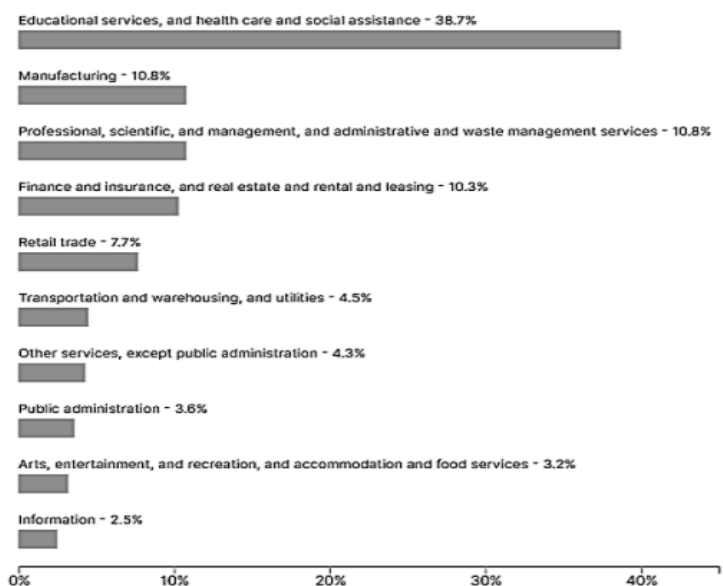


#### Class of Worker in North Liberty city, Iowa



#### Industry

##### Industry for the Civilian Employed Population 16 Years and O... in North Liberty city, Iowa



United States<sup>®</sup>  
**Census**  
Bureau

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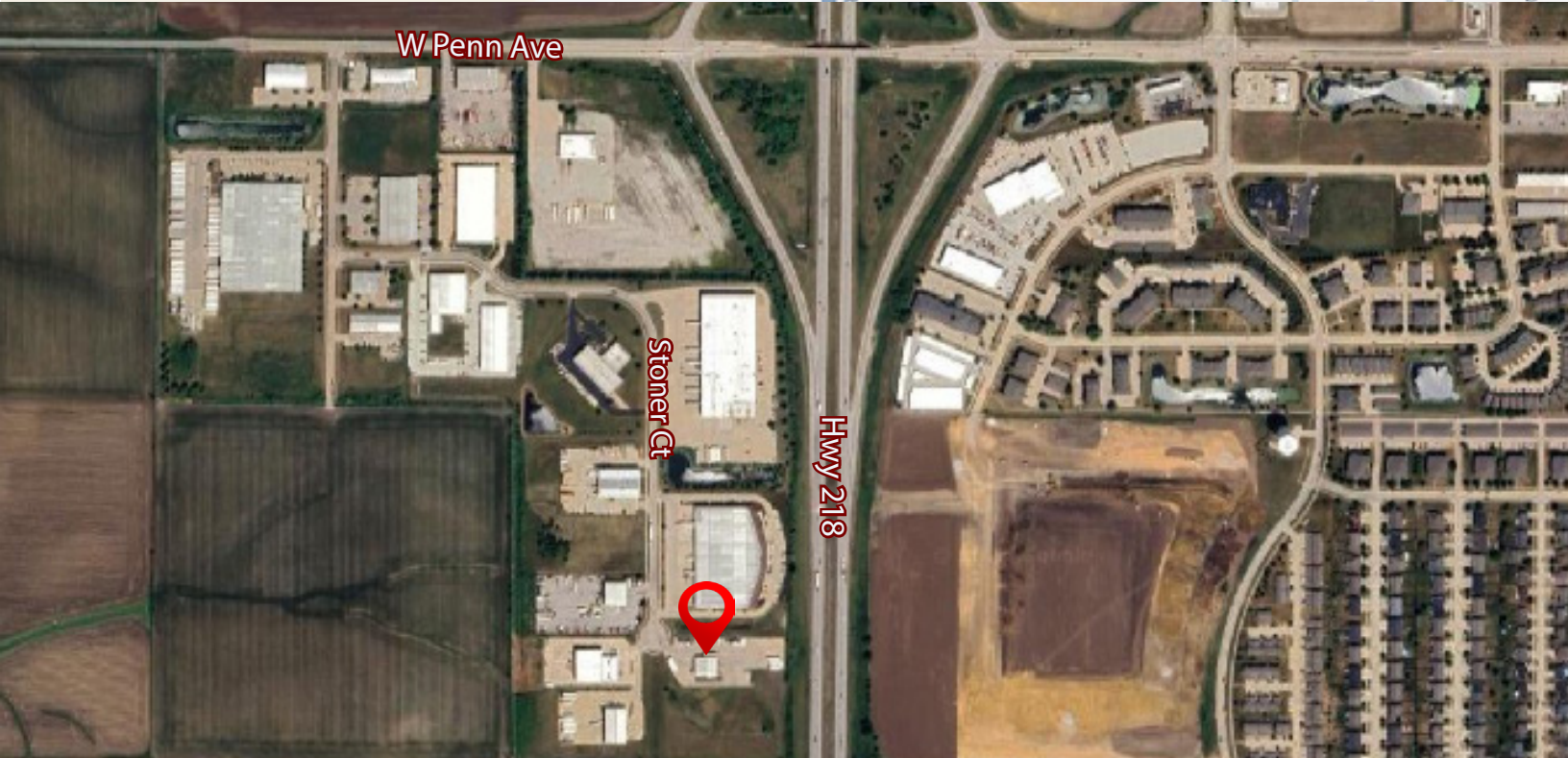
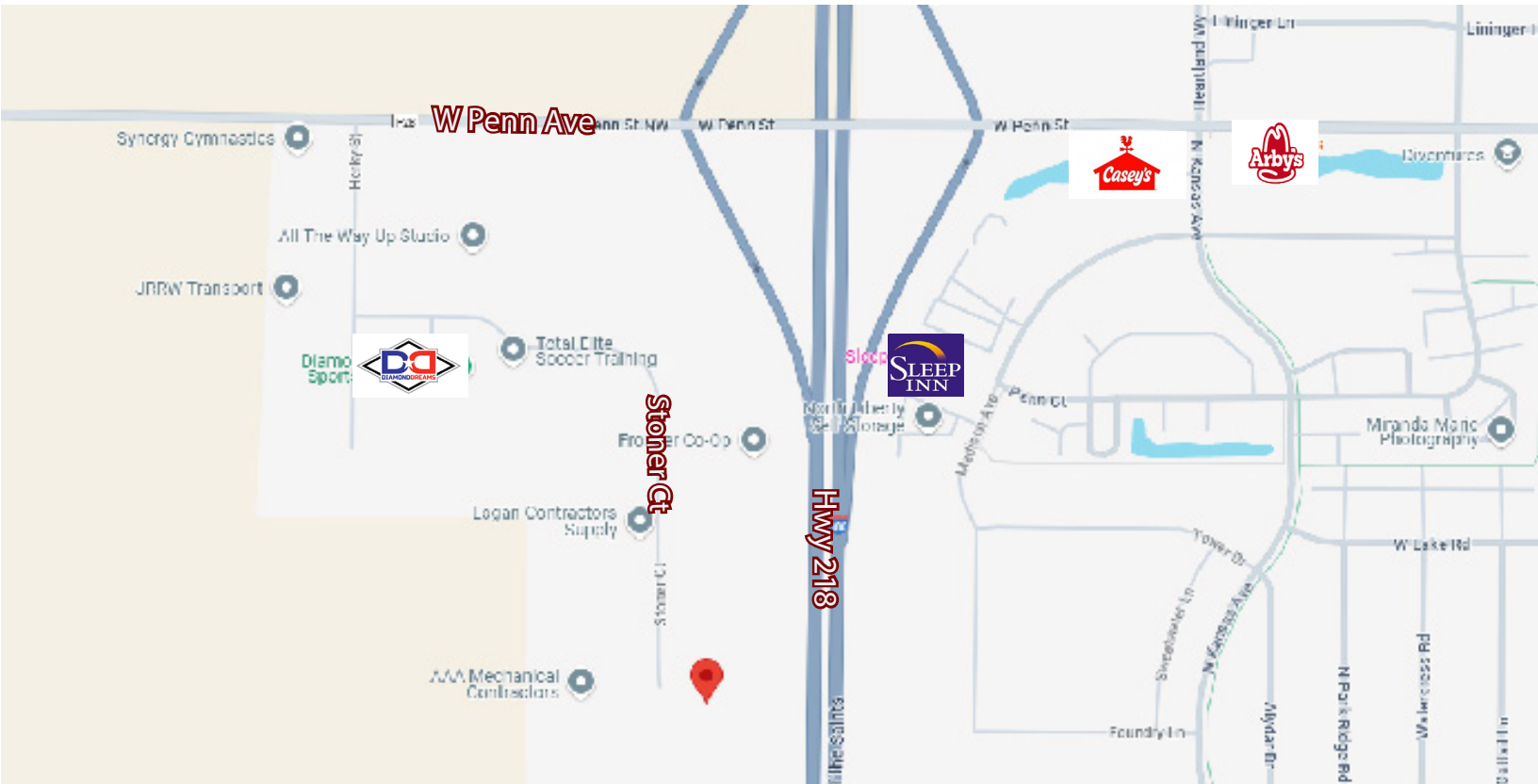
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