

# INDUSTRIAL/COMMERCIAL BUILDING FOR SALE



**10435 BRONZEWOOD DRIVE,  
DUBUQUE, IA**

**LIST PRICE  
\$ 1,274,000**



**WAREHOUSE**



**OFFICE/RECEPTION**



**SITE OVERVIEW**

## **Location & Site Features**

- Located within the established Tamarack Business Park
- Situated on approximately 1.21 acres
- Adjacent to Highway 151/61
- Access via Dubuque SW Arterial (Highway 52) frontage road
- Yard depth for truck circulation and on-site parking
- Fenced outdoor storage area
- City of Dubuque Water
- MVEC 480v/3-phase power

## **Warehouse & Building Features**

- 12,600 SF steel framed building
- 11,202 SF Warehouse+bays
- 1,398 SF Mezzanine, above
- 1,398 SF Office/Reception
- Center clear height: 18.5 ft to lower beam flange
- Total center height: approximately 21 ft
- Wall height to eave: approximately 16 ft
- 14 ft exterior OH doors
- 8 ft interior OH door
- Private offices
- 2 Service/Maintenance bays

## **Zoning & Permitted Uses**

- Zoned M-1 – Light Industrial (Dubuque County)
- Permitted uses include, but are not limited to:
  - Warehousing and distribution
  - Wholesaling
  - Light manufacturing
- B-1 and B-2 uses are also permitted under M-1 zoning (Residential uses excluded)