

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)