

FOR LEASE



CEDAR RIDGE CROSSINGS

6815 INNOVATION DRIVE | CEDAR FALLS, IA, 50613



AW COMMERCIAL
REAL ESTATE AND DEVELOPMENT

 **RICE**
REAL ESTATE
SERVICES



PROPERTY HIGHLIGHTS

• EASY ACCESS

US HWY 20 (1.5 miles)
Cedar Valley

• DOCK & OVERHEAD DOORS

For each warehouse suite

• HEIGHT

24' eave heights with 22' clear interior height

• SUITE SPACE FLEXIBILITY

• 1.5 MILES TO US HWY 20

Easy access to major highway



PHASES



PHASE I - 29,222 TOTAL SF

Rice Companies Office and warehouse: 17,192 SF

Two Office/warehouse suites available for lease:

- Suite A: 6,015 SF Available now
- Suite B: 6,015 SF Available now

PHASE II - 24,560 TOTAL SF

24,560 SF of office and warehouse space planned for future development

PHASE III - 24,560 TOTAL SF

24,560 SF of office and warehouse space planned for future development



PROPERTY DETAILS

ZONING	Light Industrial
CONSTRUCTION	Butler Pre-engineered steel building with modern exterior features
COLUMN SPACING	50' bay spacing
BAY SIZE	6,000 SF MIN.
FLOOR	6" concrete warehouse floor
CEILING HEIGHT	22' clear ceiling height
DRIVE-IN DOORS	1 drive-in & 1 dock door per suite
PARKING	Accommodating semi-truck access along with employee & visitor parking respectively
HEATING	Unit heaters
FIRE SUPPRESSION	Fire sprinkler per code throughout warehouse & per tenant space
LIGHTING	LED Lighting throughout warehouse
POWER	480/277/3-phase for tenant services
GAS PRESSURE	50 lbs at the meter
SEWER	6" sewer main for tenant services
WATER	2" domestic water line for tenant services <ul style="list-style-type: none">• 6" watermain to the building for fire suppression system• Static is 48 • Residual is 55
TELCO	CFU Fiber/Data

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STRATEGIC LOCATION



FOR MORE INFORMATION



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