

INDUSTRIAL / STORAGE AVAILABLE



FOR SUBLEASE 10,100 SF

19 NIGHTENGALE LN
DUBUQUE, IA 52003



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2720 1st Ave NE Suite 212
Cedar Rapids, IA 52402
Main +1 515 309 4002
iowacommercialadvisors.com

19 NIGHTENGALE LN

DUBUQUE, IA 52003

SPACE AVAILABLE: 10,100 SF

LEASE RATE: \$2.95 PSF NNN

OPEX: \$2.66 PSF

***PENDING PROPERTY UTILIZATION**

Type:	Distribution/Warehouse
Overhead Doors:	1
Loading:	1 Loading dock
Parking:	Large surface lot
Year Built:	1978
Office Area:	4 Offices
Breakroom:	1 Breakroom

Property Features

This 10,100 SF industrial warehouse is a great opportunity for storage, distribution, or light industrial use and is conveniently located off Nightengale Ln in Dubuque, Iowa. With a dock and overhead door, loading and unloading is efficient.

Key Features:

- Large open warehouse space ideal for storage or distribution
- Dock and overhead door for convenient sending and receiving
- On-site offices and break room to support operations
- Excess surface lot for outdoor storage or trailer parking

Perfect for businesses needing both indoor and outdoor storage, this property is ready to accommodate your operational needs. Contact our team today to schedule a tour!

OVERHEAD & DOCK DOOR



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

19 NIGHTENGALE LN DUBUQUE, IA 52003



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

19 NIGHTENGALE LN

DUBUQUE, IA 52003



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,611	44,650	74,328
Daytime Population	5,711	55,574	85,698
Total Households	797	18,735	30,786
Average Household Income	\$104,611	\$100,925	\$99,064



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

COMMERCIAL TRANSPORTATION MAP



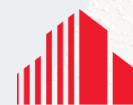


FOR MORE INFORMATION, CONTACT:

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst
OLIVIA CHRISTIANSON
Marketing Specialist



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.