

FOR LEASE



CEDAR RIDGE CROSSINGS

6815 INNOVATION DRIVE | CEDAR FALLS, IA, 50613





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 wter line for tenant services - 6" watermain to the building for fire suppression system - Static is 48 - Residual is 55
TELCO	CFU Fiber/Data





STRATEGIC LOCATION



FOR MORE INFORMATION



CONTACT US

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