



# FOR LEASE

## Build To Suit Opportunity Lines are Approx.

### 2740 STONER CT, NORTH LIBERTY

**\$7,750.62 / GROSS**

BUILD-TO-SUIT opportunity: The stated price is a land lease price, but the owner is really looking for a build-to-suit and leaseback situation. Consider a commercial / industrial building that could be leased for 10-year or more making the entire lease payment a deductible expense for the tenant/user. The lease rate would be based on the land lease rate plus a capitalized rate of 8% of cost for the improvement. The site is facing I-380 with 29,300 cars per day passing in front of this site. It is served by North Liberty water and sewer with hard surfaced roads already to the site. Real estate taxes, insurance and CAM would be added to the build-to-suit monthly lease number to establish a final monthly gross lease number and a reasonable rate escalation would be built in to complete the cost package.

**Monthly Rent:** \$7,750.62

**Base Rent:** \$6,098.00

**Taxes:** \$1,652.62

**Zoning:**  
I1

**Total Acres:**  
2.9 Acres

**Traffic Count:**  
Visible by 29,300 cars on I-380 per day

**Directions:**  
From I80/Penn St intersection west on Penn St, south on Herkey St, east on Stoner Ct. Property is at the end of the cul-de-sac on the left.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

📞 319-331-6187

✉️ [Jeff@icrealestate.com](mailto:Jeff@icrealestate.com)

🌐 [www.icrealestate.com](http://www.icrealestate.com)

Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

**Jeff Edberg Team**

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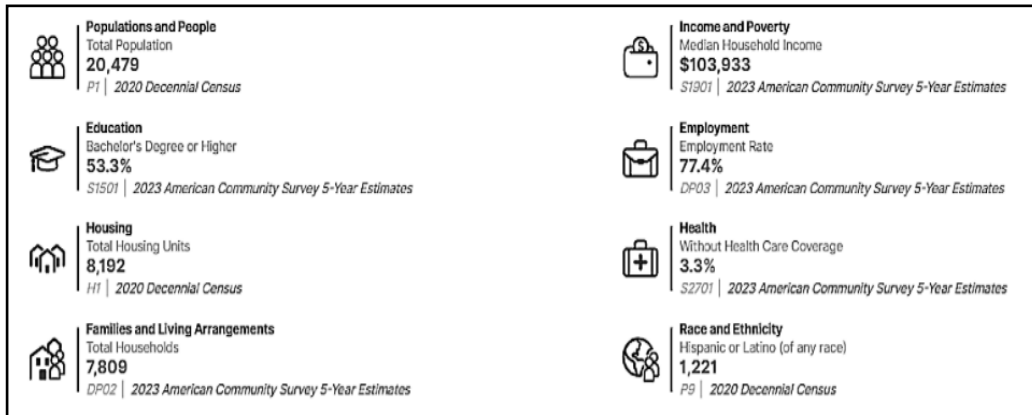
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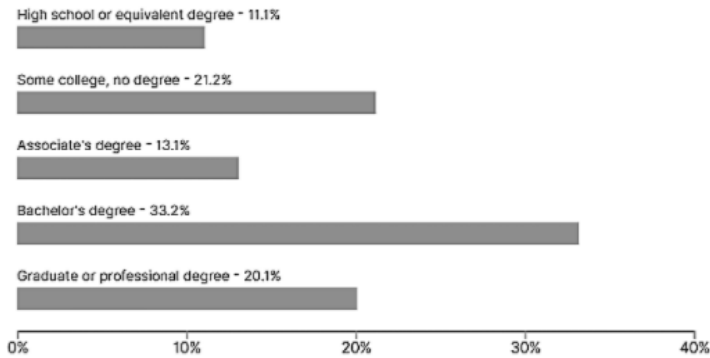
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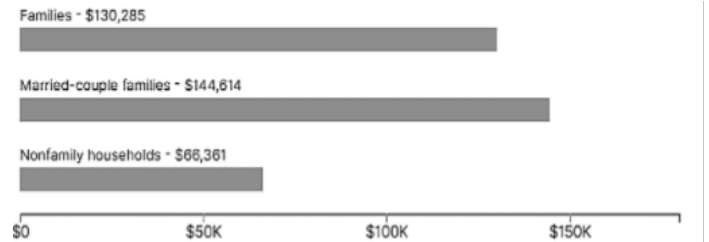
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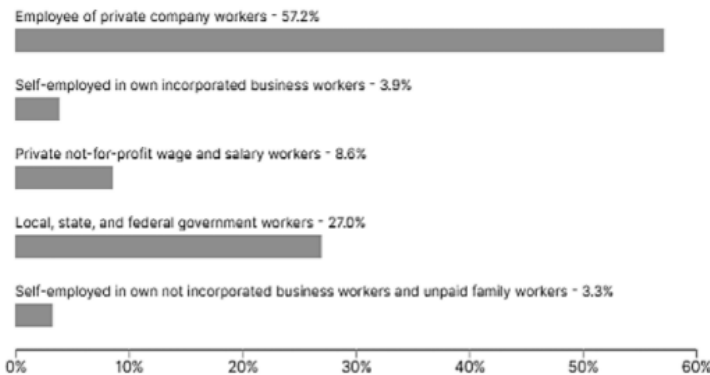
### Education Attainment (Population 25 Years and Older) in North Liberty city, Iowa



### Median Income by Types of Families in North Liberty city, Iowa

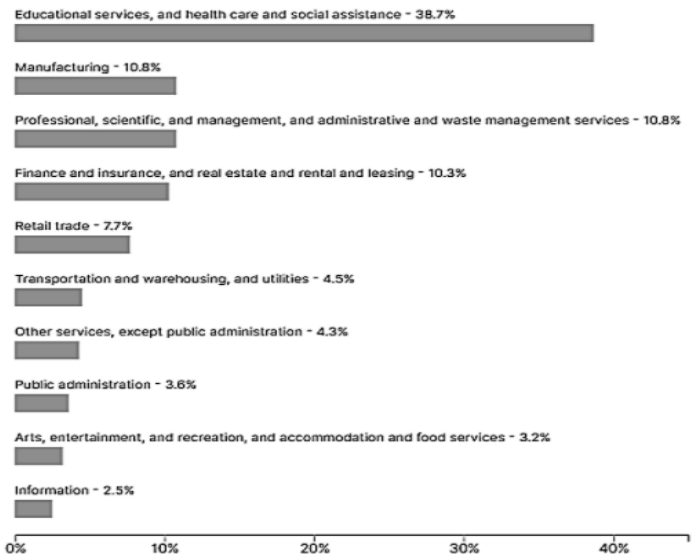


### Class of Worker in North Liberty city, Iowa



### Industry

#### Industry for the Civilian Employed Population 16 Years and Older in North Liberty city, Iowa



United States<sup>®</sup>  
**Census**  
Bureau

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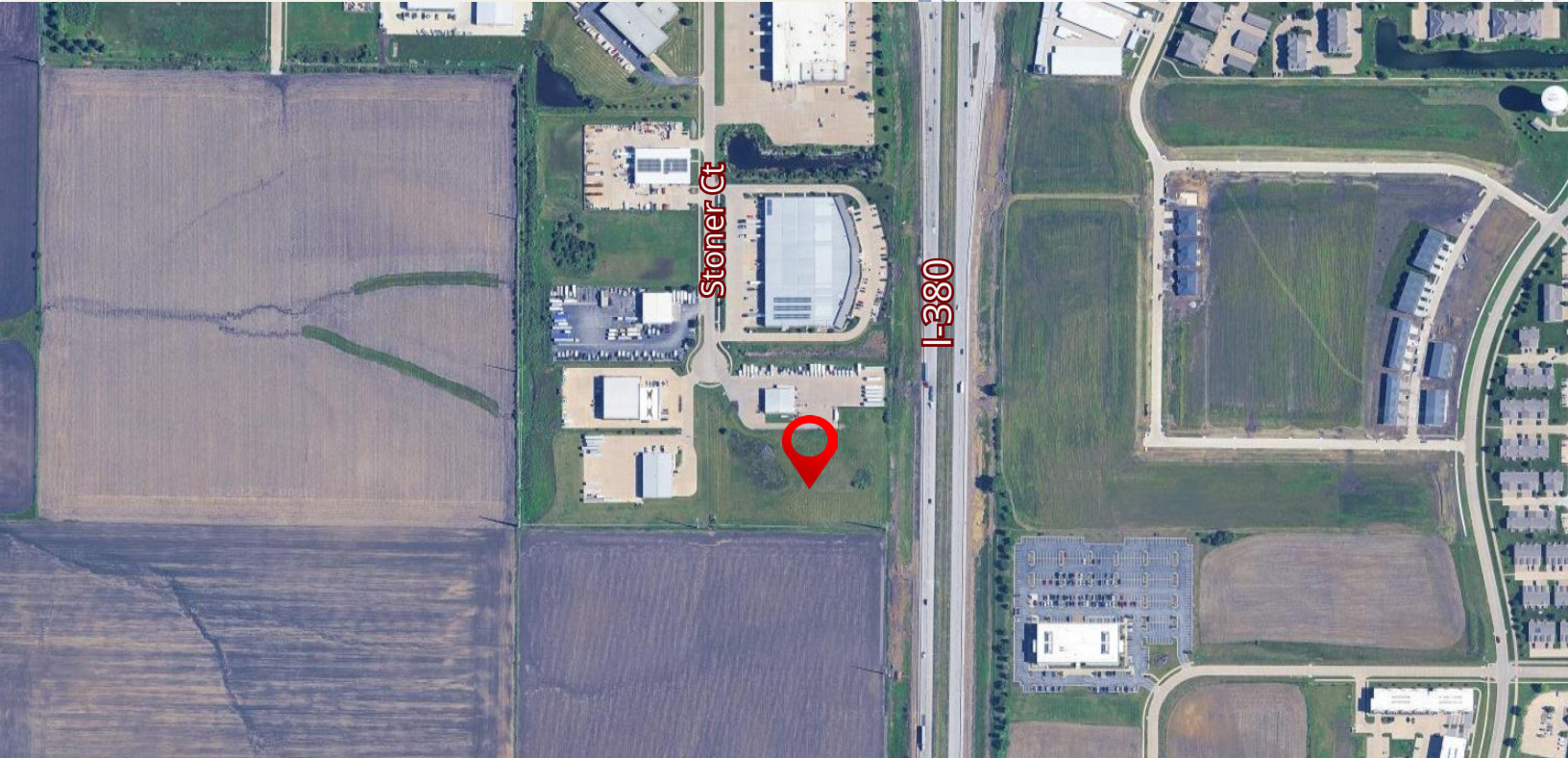
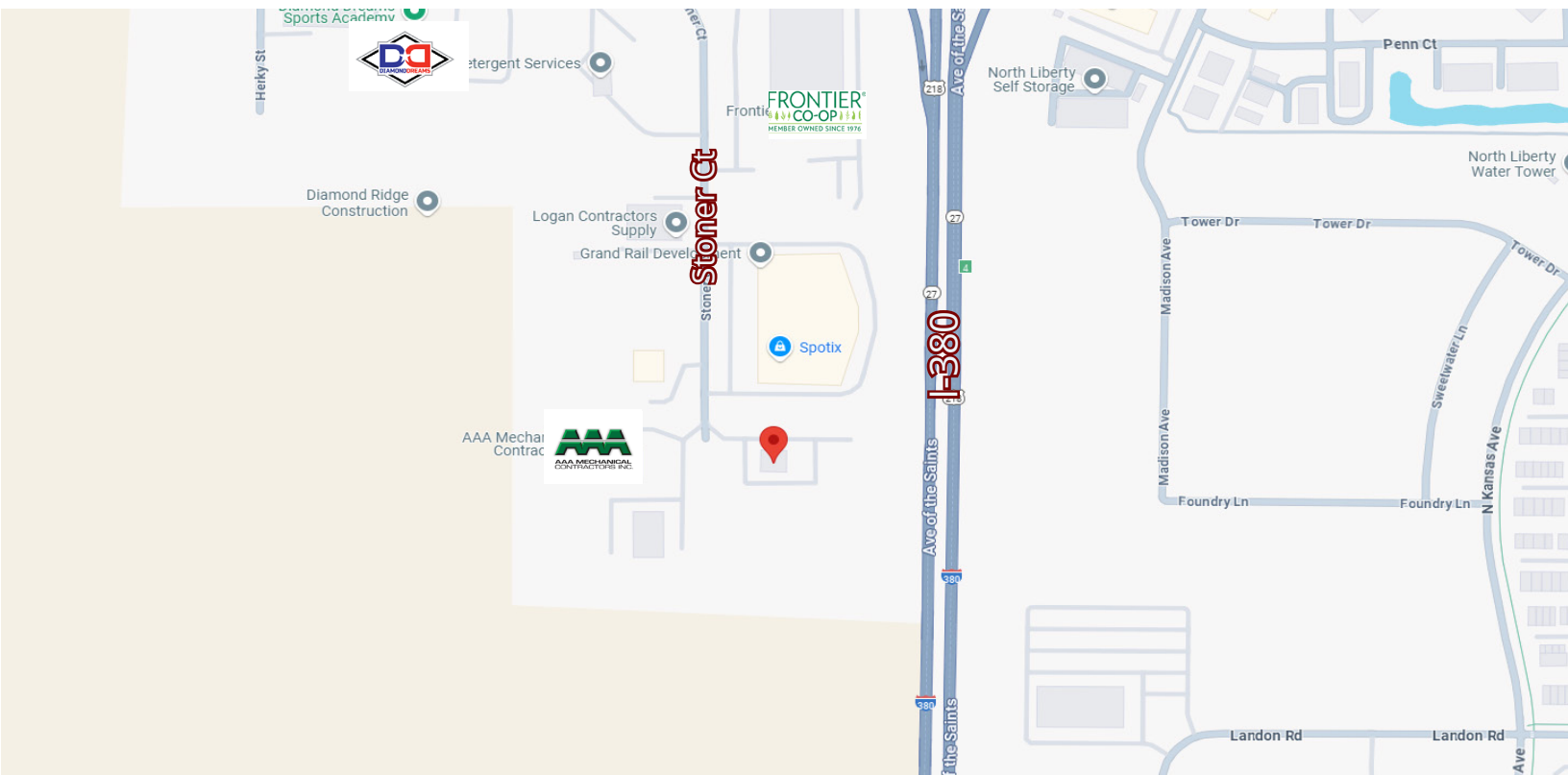
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