

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

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🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

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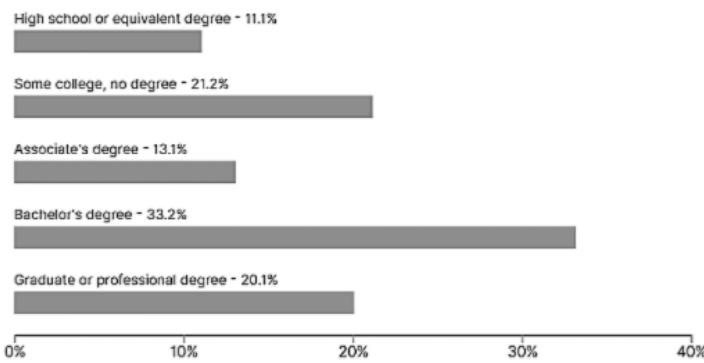
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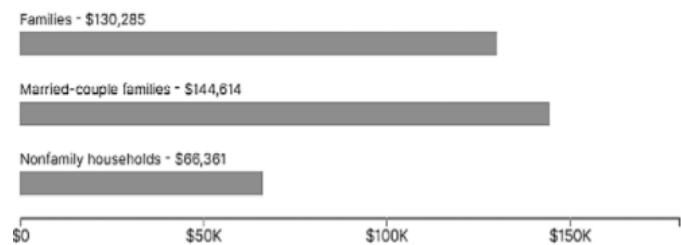
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<p>Populations and People Total Population 20,479 P1 2020 Decennial Census</p>	<p>Income and Poverty Median Household Income \$103,933 S1901 2023 American Community Survey 5-Year Estimates</p>
<p>Education Bachelor's Degree or Higher 53.3% S1501 2023 American Community Survey 5-Year Estimates</p>	<p>Employment Employment Rate 77.4% DP03 2023 American Community Survey 5-Year Estimates</p>
<p>Housing Total Housing Units 8,192 H1 2020 Decennial Census</p>	<p>Health Without Health Care Coverage 3.3% S2701 2023 American Community Survey 5-Year Estimates</p>
<p>Families and Living Arrangements Total Households 7,809 DP02 2023 American Community Survey 5-Year Estimates</p>	<p>Race and Ethnicity Hispanic or Latino (of any race) 1,221 P9 2020 Decennial Census</p>

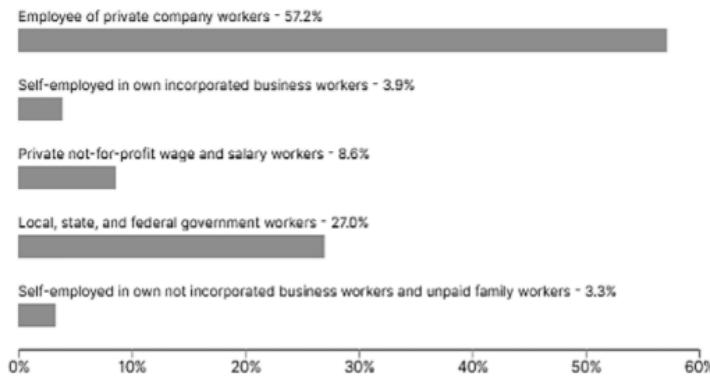
Education Attainment (Population 25 Years and Older)
in North Liberty city, Iowa



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

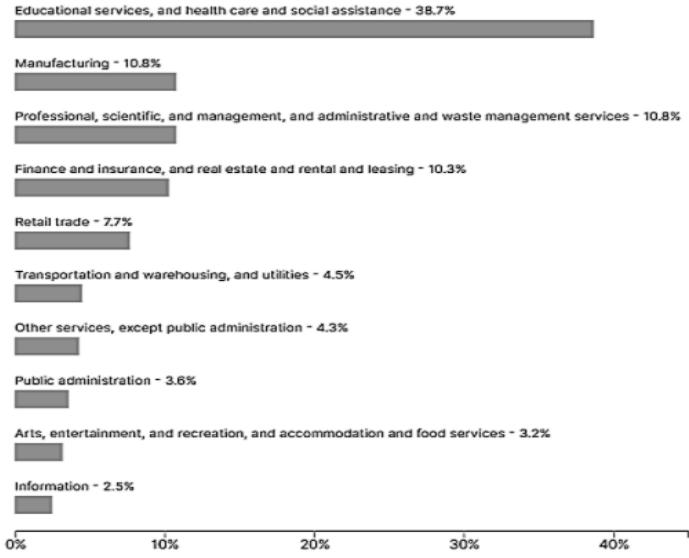


Class of Worker
in North Liberty city, Iowa



Industry

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



United States®
Census
Bureau

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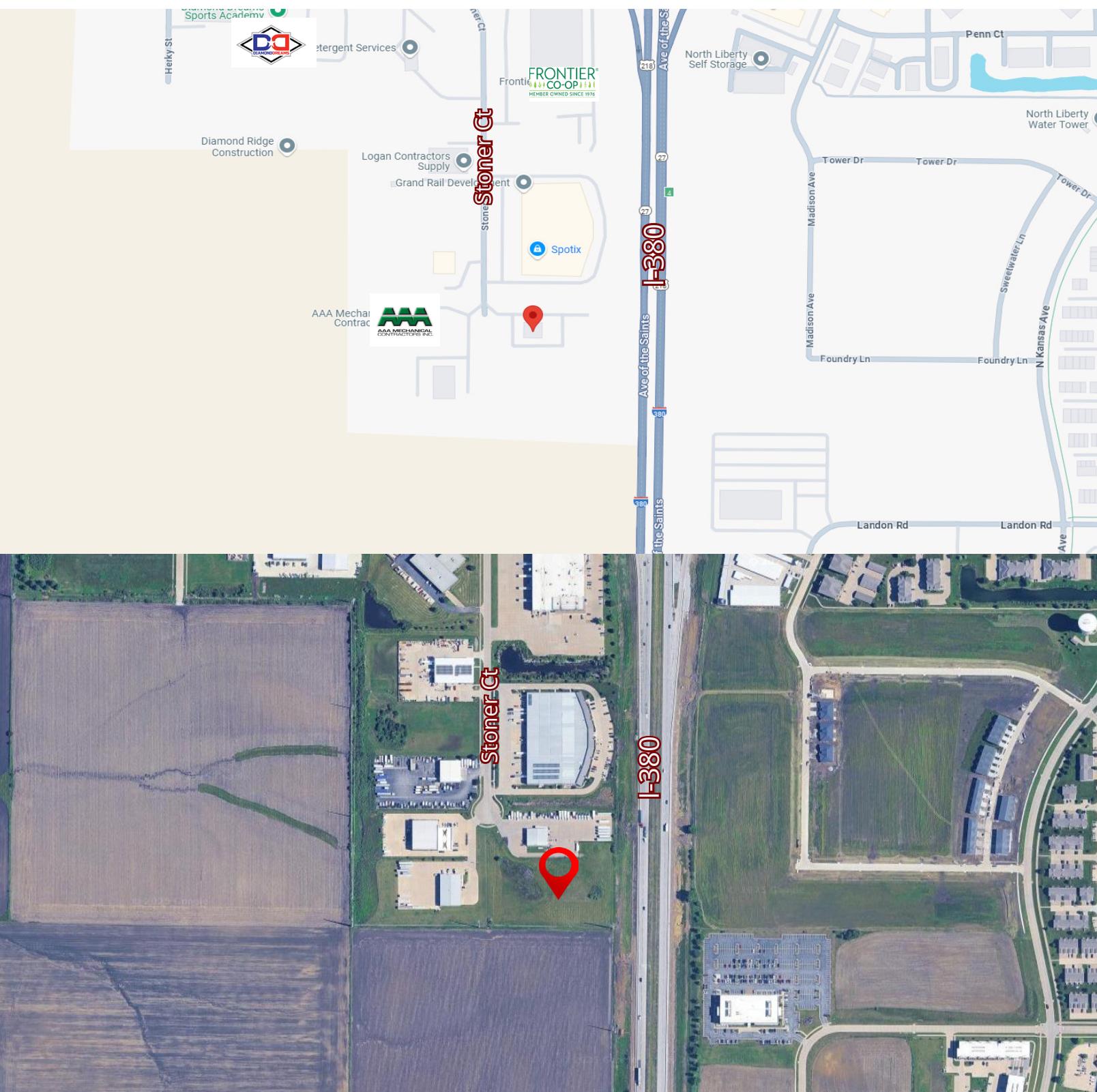
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