

BluePrint Building Series

Edge | Ridge | Apex

Design families organized by building style, footprint size, finish path, and financing assumptions.



WOOD FRAME | POST-FRAME | COMMERCIAL BUILDING OPTIONS

Building Design | Edge Series



Building Design | Ridge Series



Building Design | Apex Series





DESIGN FAMILY

BluePrint Edge

Single-slope contemporary commercial building with a shop-first layout and modern exterior package.

- Best fit for users who prioritize shop, storage, service, production, and bay flexibility.
- Clean single-slope roofline with contemporary storefront/entry expression.
- Available as Vanilla Shell or Finished Turn-Key.

Edge 40

4,000 SF

50' x 80'

Edge 60

6,000 SF

60' x 100'

Edge 80

8,000 SF

80' x 100'

Edge 100

10,000 SF

80' x 125'

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 40

SIZE	4,000 SF
FOOTPRINT	50' x 80'
PLAN STYLE	Shop-First

Compact, efficient shop-first footprint for smaller contractors, service businesses, and storage-heavy users.

VANILLA SHELL

Cost to Build

\$685,660

20% Down	\$137,132
Interest Only - 12 mo.	\$2,857/mo
Termed Out	\$3,618/mo
Lease-to-Purchase	\$4,704/mo

FINISHED TURN-KEY

Cost to Build

\$974,961

20% Down	\$194,992
Interest Only - 12 mo.	\$4,062/mo
Termed Out	\$5,145/mo
Lease-to-Purchase	\$6,689/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 60

SIZE	6,000 SF
FOOTPRINT	60' x 100'
PLAN STYLE	Shop-First

Expanded shop depth for growing owner-users, more equipment, and increased vehicle or material capacity.

VANILLA SHELL

Cost to Build

\$793,660

20% Down	\$158,732
Interest Only - 12 mo.	\$3,307/mo
Termed Out	\$4,188/mo
Lease-to-Purchase	\$5,445/mo

FINISHED TURN-KEY

Cost to Build

\$1,137,201

20% Down	\$227,440
Interest Only - 12 mo.	\$4,738/mo
Termed Out	\$6,001/mo
Lease-to-Purchase	\$7,802/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 80

SIZE	8,000 SF
FOOTPRINT	80' x 100'
PLAN STYLE	Shop-First

Larger flexible bay layout for fleet, service, production, warehouse, or divisible flex-industrial use.

VANILLA SHELL

Cost to Build

\$901,660

20% Down	\$180,332
Interest Only - 12 mo.	\$3,757/mo
Termed Out	\$4,758/mo
Lease-to-Purchase	\$6,186/mo

FINISHED TURN-KEY

Cost to Build

\$1,299,441

20% Down	\$259,888
Interest Only - 12 mo.	\$5,414/mo
Termed Out	\$6,858/mo
Lease-to-Purchase	\$8,915/mo

Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.



MODEL SPECS

Edge 100

SIZE	10,000 SF
FOOTPRINT	80' x 125'
PLAN STYLE	Shop-First

Maximum Edge footprint for high-volume shop users, larger fleet operations, and shop-forward investment strategies.

VANILLA SHELL

Cost to Build

\$1,009,660

20% Down	\$201,932
Interest Only - 12 mo.	\$4,207/mo
Termed Out	\$5,328/mo
Lease-to-Purchase	\$6,927/mo

FINISHED TURN-KEY

Cost to Build

\$1,461,681

20% Down	\$292,336
Interest Only - 12 mo.	\$6,090/mo
Termed Out	\$7,714/mo
Lease-to-Purchase	\$10,028/mo

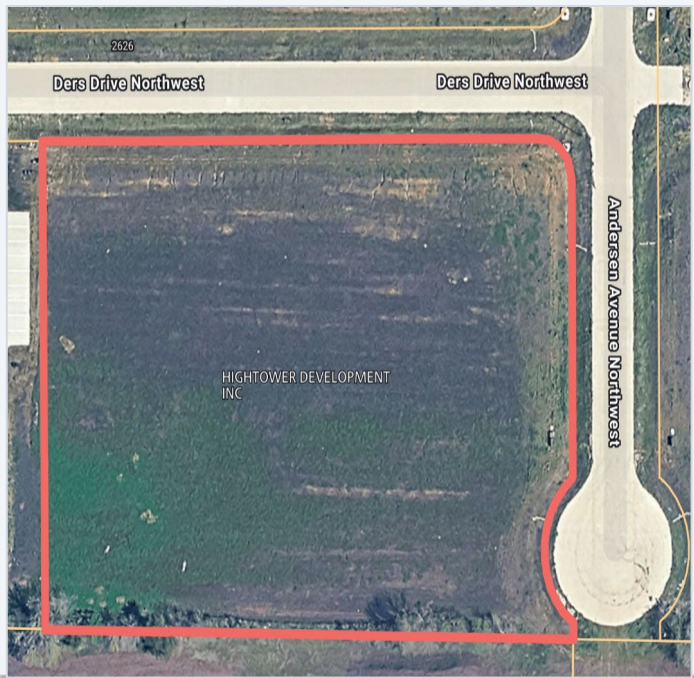
Preliminary concept pricing: 6.25% rate, 20% down, 25-year amortization, 1.30 DSCR. Final costs, lender terms, site/civil scope, engineering, code requirements, and finishes to be verified per project.

Swisher Commercial Lots

Swisher / Andersen Ave NW and Ders Drive NW sites for owner-user, lease, or design-build opportunities.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/zvmQwWN4QdBmj2Sn7>



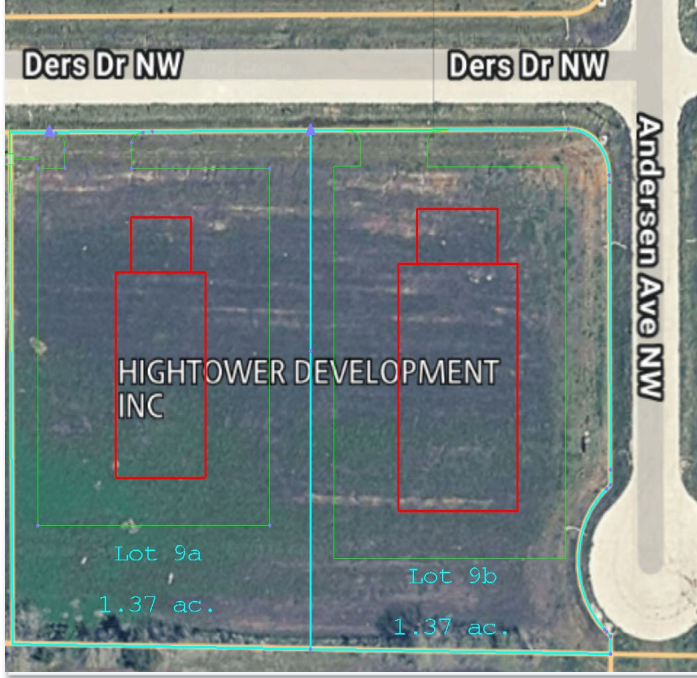
Lot 9 – Ders Drive NW

Swisher, IA | 2.73 acres



Lot 9a – Ders Drive NW

Swisher, IA | 1.37 acres



Lot 9b - Ders Drive NW

Swisher, IA | 1.37 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

Swisher Commercial Lots

Swisher / Andersen Ave NW and Ders Drive NW sites for owner-user, lease, or design-build opportunities.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/nXMf7TXA7y3ypbnz6>



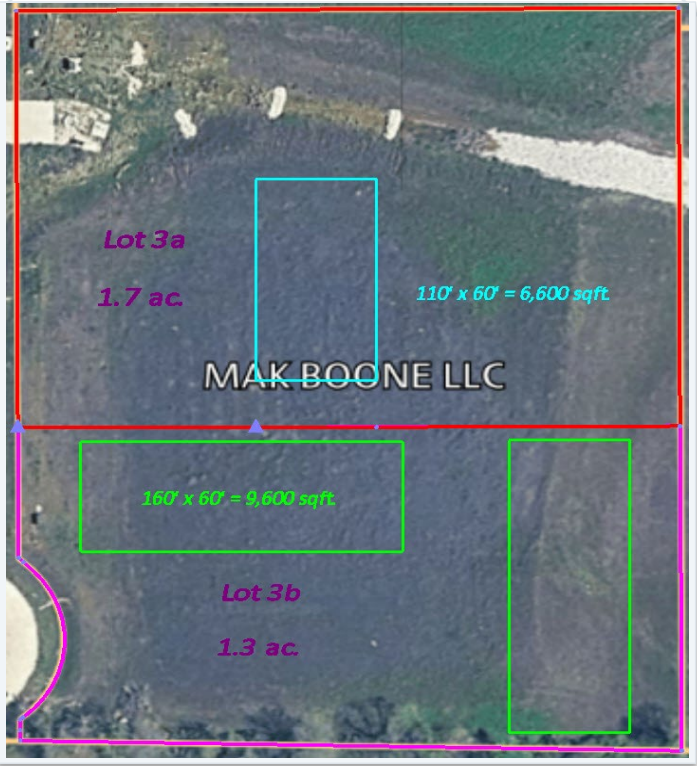
Lot 1 - Andersen Ave NW

Swisher, IA | 7.00 acres



Lot 3 - Andersen Ave NW

Swisher, IA | 3.00 acres



Lot 3b – Andersen Ave NW

Swisher, IA | 3.00 acres

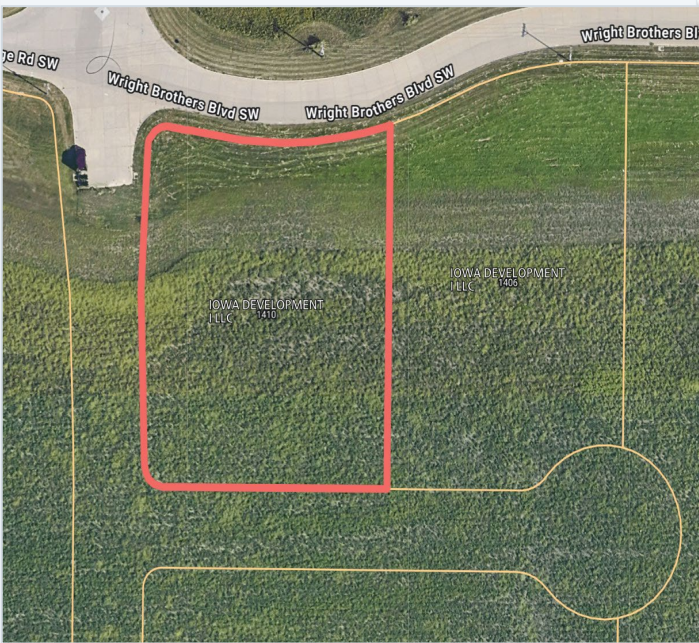
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Cedar Rapids Commercial Lots

Cedar Rapids SW sites along Wright Brothers Blvd SW, plus a Cedar Rapids NW Canyon Drive option.

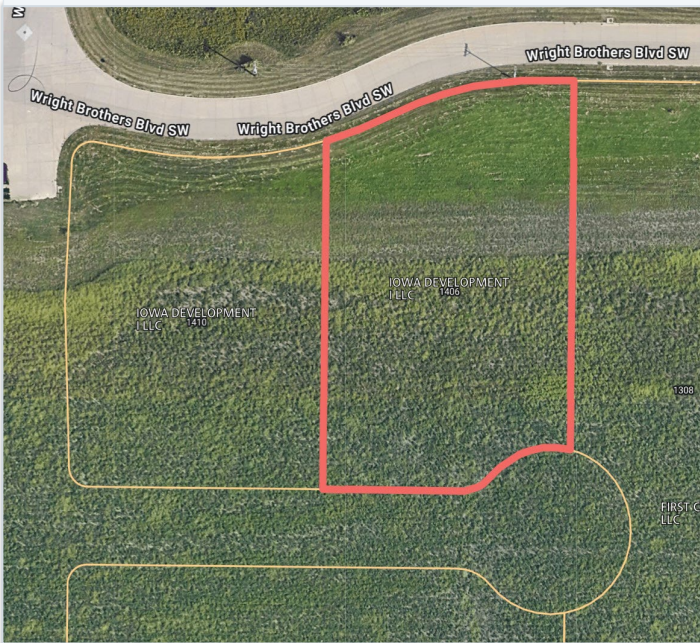
- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/zbsGm8NvRGrphiYh9>



1410 Adair Ct SW

Cedar Rapids SW | 1.23 acres



1406 Adair Ct SW

Cedar Rapids SW | 1.34 acres



Lot 1 - Canyon Drive NW

Cedar Rapids NW | 2.02 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

Robins Commercial Lots

Robins / Stonegate Ct sites with multiple lot sizes for office, shop, warehouse, or light industrial users.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
Google Maps Link of Location: <https://maps.app.goo.gl/3tbjK5HKLSWFd3XC6>



2800 Stonegate Ct

Robins, IA | 1.13 acres



2815 Stonegate Ct

Robins, IA | 1.66 acres



2820 Stonegate Ct

Robins, IA | 1.58 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

Waterloo Commercial Lots

Waterloo / Cedar Valley Crossing sites on Marnie Ave, Cyclone Drive, and adjacent commercial corridors.

- BluePrint 40
- BluePrint 60
- BluePrint 80
- BluePrint 100

Final fit to be verified by site plan, zoning, utilities, stormwater, civil scope, and building orientation.
For more detail, go to the development website: <https://www.cedarvalleycrossing.com/>



Lot 1 - Marnie Ave

Cedar Valley Crossing | Waterloo, IA | 2.00 acres



Lot 2 - Marnie Ave

Cedar Valley Crossing | Waterloo, IA | 3.35 acres



Lot 11 - Cyclone Dr & Marnie Ave

Cedar Valley Crossing | Waterloo, IA | 2.00 acres

Available lot information is preliminary; confirm lot availability, acquisition terms, entitlement path, utilities, and site/civil assumptions before final proposal.

A quick comparison of the BluePrint lineup by design family, image, options, sizes, and starting budget range.



BluePrint Edge

Single-Slope Contemporary

Office can be built inside the shell.
Flexible footprint that can accommodate indoor sports, contractor suites, retail, office, warehousing, or industrial clients.

Sizes

Edge 40 / 60 / 80 / 100

Starting pricing

\$685,660 shell \$974,961 turn-key



BluePrint Ridge

Post-Frame Office + Shop

Office Out Front; External Office - Dual Slope; External Office - Single Slope

Sizes

Ridge 40 / 60 / 80 / 100

Starting pricing

\$698,660 shell \$1,016,241 turn-key



BluePrint Apex

Contemporary External Office

Premium office/shop profile with executive curb appeal.
Designs available for dental or medical offices, flex space, or premium contractor building.

Sizes

Apex 40 / 60 / 80 / 100

Starting pricing

\$725,660 shell \$1,058,641 turn-key

All series can be positioned as Vanilla Shell, partial finish, or Finished Turn-Key. All pricing is preliminary and should be refreshed by final lot, civil package, engineered plans, finish level, and financing approval.

In-Office Consultation + Discovery Session



Ready to talk through a project?

Contact Trev Adair to schedule an in-office consultation / discovery session and map the right BluePrint path.

Trev Adair | (319) 355-2125 | trev@pinnaclecommercial.com

Pinnacle Commercial | 1110 Dina Ct A, Hiawatha, IA 52233

01

Schedule discovery

Meet with Trev Adair in-office to review business use, site goals, building needs, and timing.

02

Select design family

Choose Edge, Ridge, or Apex, then narrow the size: 40, 60, 80, or 100.

03

Review budget + scope

Confirm shell vs. turn-key, civil/site work, office build-out, overhead doors, utilities, and timeline.

04

Coordinate financing

Work with Heidi Landscard from Dupaco Community Credit Union on financing options, including interest-only payments for the first 12 months.

05

Finalize next steps

Convert the preferred concept into a bank-ready design/build proposal with final pricing, drawings, and schedule.