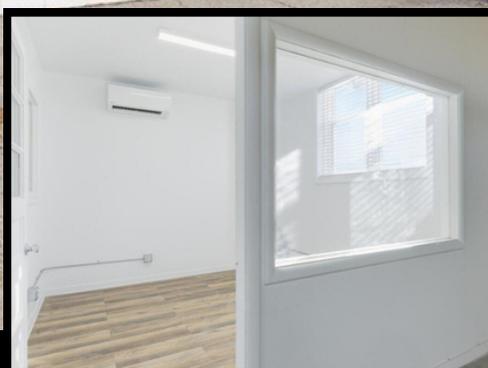


FOR LEASE



724 CREEK TOP, COUNCIL BLUFFS IA \$3500/MONTH + UTILITIES

Turnkey Shop Space for Contractor or Service Business | High Visibility | Overhead Door

Here's a tough-to-find, high-visibility shop/industrial space in close proximity to downtown Council Bluffs. The building has been updated and is move-in ready — perfect for a contractor, service business, or local operator who wants to hang signage and start business without heavy build-out.

Highlights

- High visibility from Broadway/Kanesville Blvd — strong front exposure.
- Updated with new roof, lighting, HVAC, and plumbing — solid turnkey condition.
- Insulated 10' x 10' overhead door plus large open shop floor.
- 14' ceiling height — great for equipment, storage, or shop operations.
- Office area, break room, laundry hookup, mezzanine storage, and new bathroom included.
- Utilities: Electricity, sewer, water, gas.

CONTACT :

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**HEARTLAND
PROPERTIES, INC.**

