

TIFFIN WEST

TIFFIN, IA 52340



IOWA CITY

CORALVILLE



LOT 5
13.688 AC

LOT 4
1.905 AC

LOT 3
1.773 AC

LOT 2B
1.052 AC

PENDING

TIFFIN



For Sale
INDUSTRIAL LAND | LOTS 3-5

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2720 1st Avenue NE, Suite 212
Cedar Rapids, IA 52404
Main +1 319 229 1003
iowacommercialadvisors.com

// PROPERTY HIGHLIGHTS

INDUSTRIAL LOTS AVAILABLE

PRICE: \$4.95 - \$5.95/SF

ZONING: M-1

- Tiffin is one of the fastest growing communities in Iowa, with an increase of 54% since 2010
- Located at the I-80 & I-380 Interchange
- Located near the University of Iowa and University of Iowa Hospital and Clinic
- Conveniently located on the western edge of the Iowa City MSA
- Within minutes of Coralville, Iowa City, and North Liberty
- Subdivided options available - contact agent for additional information and impact to asking price



LOT #	SIZE	ZONING	PRICE	STATUS
3	1.773	M-1	\$5.95/SF	AVAILABLE
4	1.905	M-1	\$5.95/SF	AVAILABLE
5	13.688	M-1	\$4.95/SF	AVAILABLE

// SITE AERIAL

NORTH LIBERTY

IOWA CITY



CORALVILLE



TIFFIN



IRELAND DR



63,700 VPD

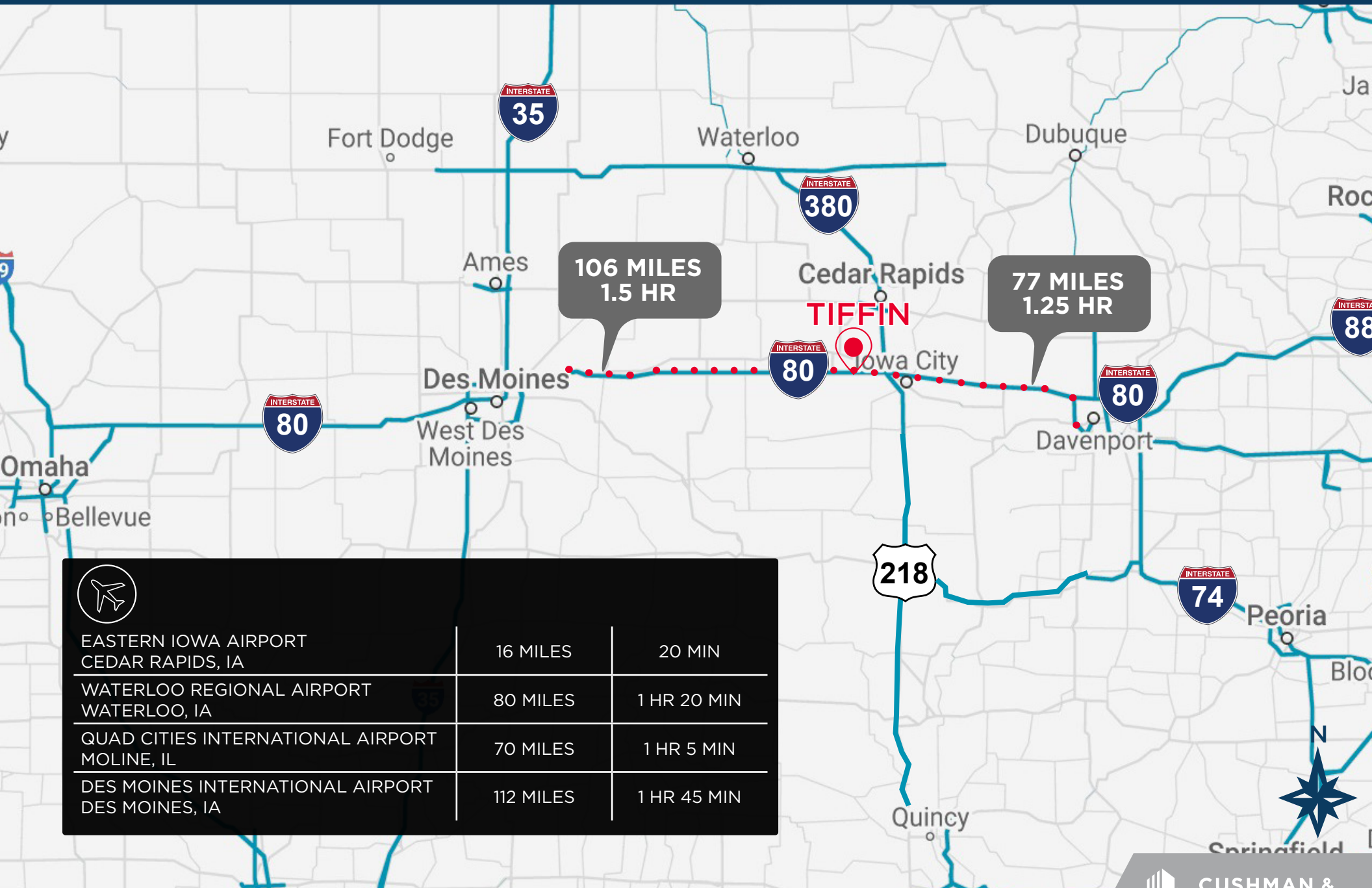


// SITE AERIAL



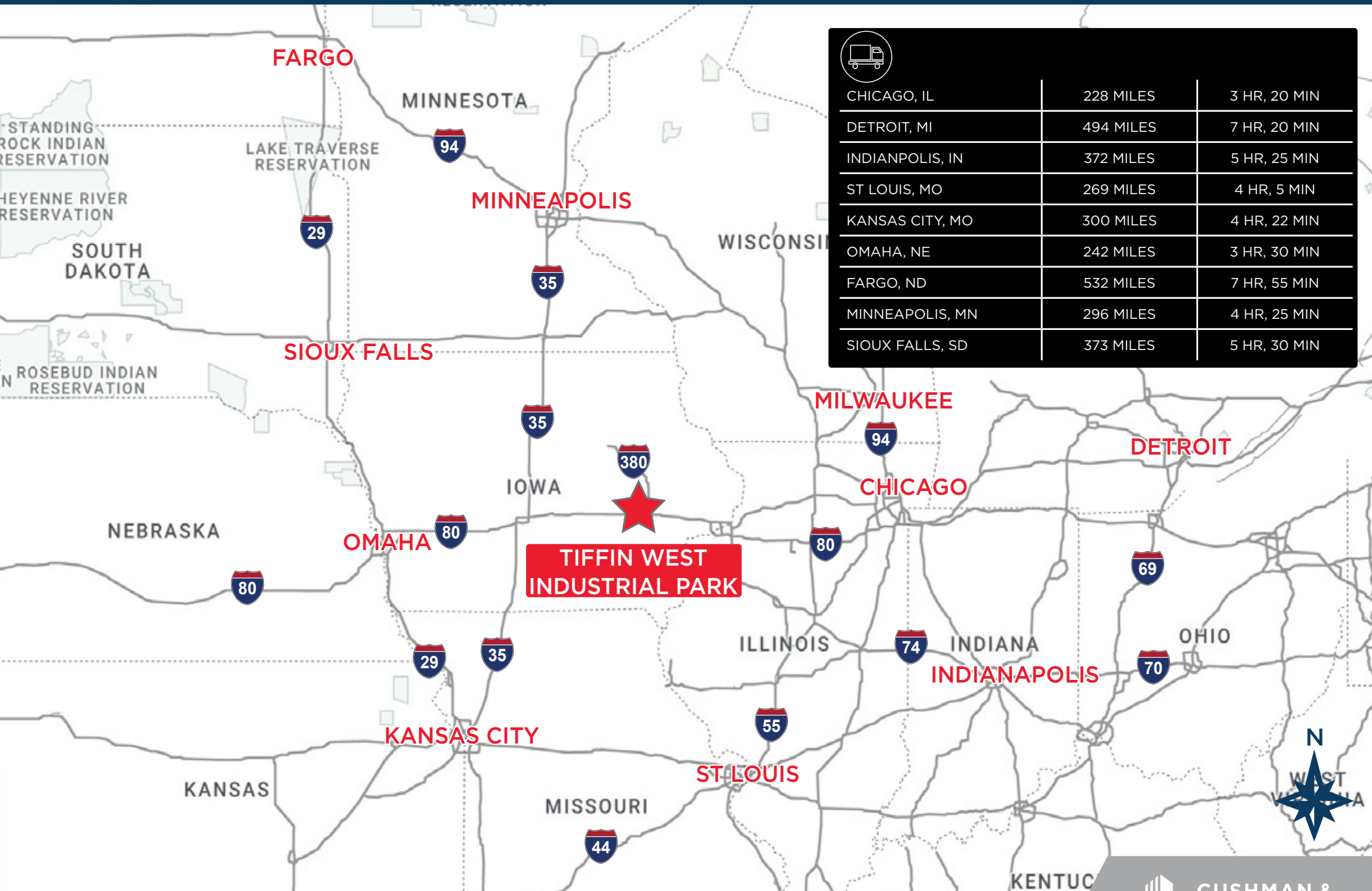
// SITE AERIAL





		
EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	16 MILES	20 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	80 MILES	1 HR 20 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	70 MILES	1 HR 5 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	112 MILES	1 HR 45 MIN

// GEOGRAPHIC LOCATION



		
CHICAGO, IL	228 MILES	3 HR, 20 MIN
DETROIT, MI	494 MILES	7 HR, 20 MIN
INDIANAPOLIS, IN	372 MILES	5 HR, 25 MIN
ST LOUIS, MO	269 MILES	4 HR, 5 MIN
KANSAS CITY, MO	300 MILES	4 HR, 22 MIN
OMAHA, NE	242 MILES	3 HR, 30 MIN
FARGO, ND	532 MILES	7 HR, 55 MIN
MINNEAPOLIS, MN	296 MILES	4 HR, 25 MIN
SIOUX FALLS, SD	373 MILES	5 HR, 30 MIN

TIFFIN WEST INDUSTRIAL PARK



// DEMOGRAPHIC RANGE



MEDIAN AGE
33 - 34 - 34



TOTAL POPULATION
2,106 - 7,340 - 42,848



DAYTIME POPULATION
1,433 - 8,289 - 37,835



TOTAL HOUSEHOLDS
935 - 2,977 - 16,767



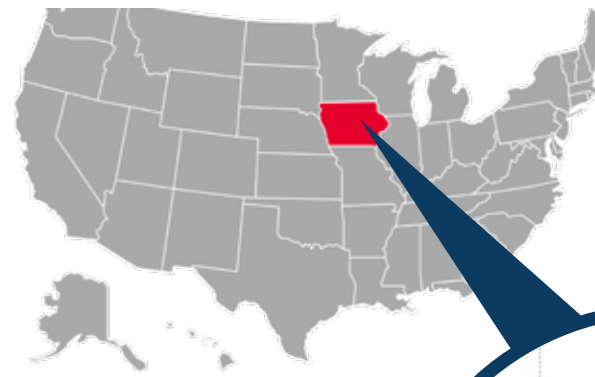
FAMILY HOUSEHOLDS
935 - 2,977 - 16,767



AVERAGE HOUSEHOLD INCOME
\$109,895 - \$99,864 - \$117,026



ICR IOWA



Tiffin is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington



487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION



IOWA RANKED #1
OVERALL BEST STATE



RANKED #2 BEST COST
OF DOING BUSINESS

TIFFIN WEST

TIFFIN, IA 52340



IOWA CITY

CORALVILLE



LOT 5
13.688 AC

LOT 4
1.905 AC

LOT 3
1.773 AC

LOT 2B
1.052 AC

PENDING

TIFFIN



FOR MORE INFORMATION CONTACT

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst
OLIVIA CHRISTIANSON
Marketing Specialist

*ownership entity includes a licensed real estate agent in the State of Iowa



CUSHMAN & WAKEFIELD

Iowa Commercial Advisors

2720 1st Avenue NE, Suite 212
Cedar Rapids, IA 52404
Main +1 319 229 1003
iowacommercialadvisors.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.