



INDUSTRIAL/WAREHOUSE  
SPACE  
AVAILABLE

# AVAILABLE

*5364 Hutton Drive, Urbana, Iowa*

Nice Industrial/Warehouse built in 2016, situated on a spacious lot with plenty of green space, is now available For Sale and For Lease in Urbana! This prime investment opportunity in Benton County has great visibility and easy access from I-380/I-27, where traffic counts exceed 30,000 vehicles per day. The premises is furnished with warehouse/equipment storage space, two 14'X14' overhead doors, office area, security lighting on building, and off-street parking lot with ample room to park vehicles and equipment.



REALTOR®

For more information on this property contact one of our listing agents:

**Craig Byers, CCIM**

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**Jason Rogers, BROKER**

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**Austin Geasland, AGENT**

**319-893-3279**

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LOCATION  
MAP



# DETAILS

5364 Hutton Drive, Urbana, Iowa

## DETAILS

**Sale Price: \$400,000.00**

**Lease Rate: \$2,100.00 gross per month**

Building Square Footage: 2,940 SF

Acres: 2.96

Zoning: Commercial

Year Built: 2016

Ceiling Height: 16'

Building equipped with: (2) overhead doors 14'X14'

Office area

Security lighting

## LOCATION

From I-380/I-27, take Exit 43, travel east on Highway 150 to Hutton Drive. Turn right on Hutton Drive. Property is on the right.

## TRAFFIC COUNT

Traffic counts exceed 30,000 vehicles per day on I-380/I-27

## SURROUNDING BUSINESS

Casey's, FedEx, Design Homes, Diamond Bar K Transport, All Terrain Customs, Bish's RV, Urbana Inn & Suites, Griffith Homebuilders, Albert Auto Service, Iowa DOT Maintenance Garage, Aura Cacia A Division of Frontier Co-op, Clickstop, Jolt Systems, and more

