



+/- 157,000 SF AVAILABLE

TIFFIN WEST INDUSTRIAL PARK

IRELAND AVE | TIFFIN, IA

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

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

CUSHMAN & WAKEFIELD IOWA COMMERCIAL ADVISORS
2720 1st Ave NE | Suite 212 | Cedar Rapids, IA 52402
Main +1 319 229 1003 | Fax +1 515 309 4040
iowacommercialadvisors.com

TIFFIN WEST INDUSTRIAL PARK

FOR LEASE: *Negotiable*
25,000 - 157,000 SF Available

- Tiffin West Industrial Park sits one exit West of the new I-80 & I-380 interchange in a high-demand and low-inventory industrial submarket in the Midwest.
- This speculative warehouse development will be an incredible entrance into Johnson County.
- Tiffin is currently one of the fastest-growing cities in the state of Iowa.
- Conveniently located near Cedar Rapids, Coralville, Iowa City, North Liberty, and the University of Iowa.

**At least one member of the ownership entity is a licensed real estate professional in the State of Iowa*

PROPERTY FEATURES

Building Size:	+/- 157,000 SF
Site Area:	+/- 10.67 Acres
F.A.R.:	+/- 33.77%
Auto Parking:	+/- 105 Stalls
Trailer Parking:	+/- 46 Stalls
Dock Doors:	< 30 Doors
Drive-In Doors:	< 2 Doors
Column Spacing:	50'x50' - 60 ft speed bay
Building Type:	Precast
Clear Height:	32'
Electrical:	1600 AMP Service
Floor:	Concrete, 7" unreinforced
ESFR Sprinklers:	Yes
Fiber Optic Service:	Yes
Roof Style:	60 mil tpl roofing membrane
LED Lighting:	Yes
Expandable End Walls:	Yes

**Specifications can be modified to meet tenant's needs*



NE CORNER PERSPECTIVE



SW CORNER PERSPECTIVE

SITE PLAN



CONCEPT RENDERING



**CUSHMAN &
WAKEFIELD**

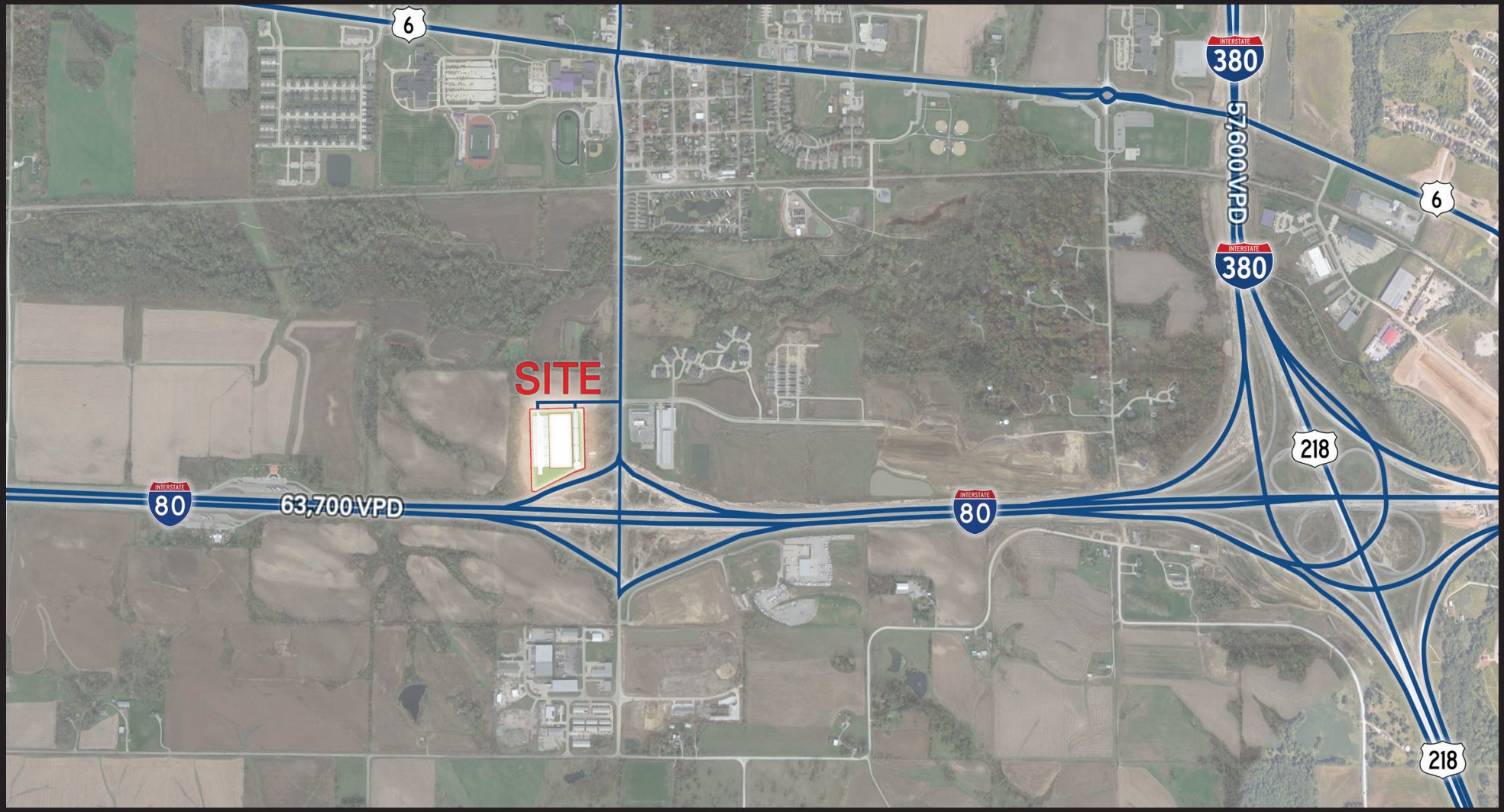
Iowa Commercial Advisors



OPUS

THE OPUS GROUP

TIFFIN WEST INDUSTRIAL PARK



CUSHMAN & WAKEFIELD

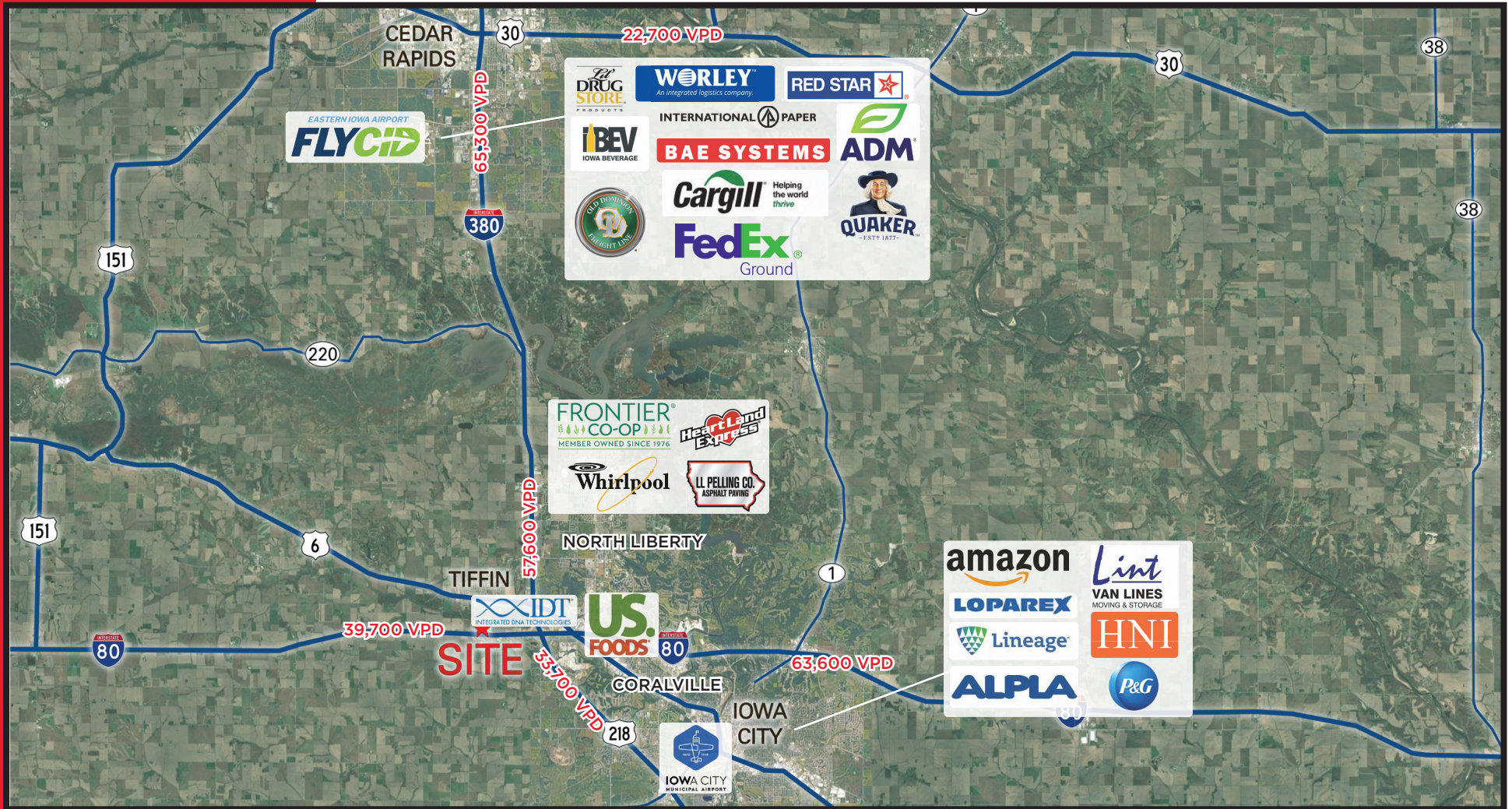
Iowa Commercial Advisors



OPUS

THE OPUS GROUP

TIFFIN WEST INDUSTRIAL PARK



LOCATION AERIAL



IRELAND DR

SITE

INTERSTATE
80



LOCATION OVERVIEW

NORTH LIBERTY



IOWA CITY



CORALVILLE

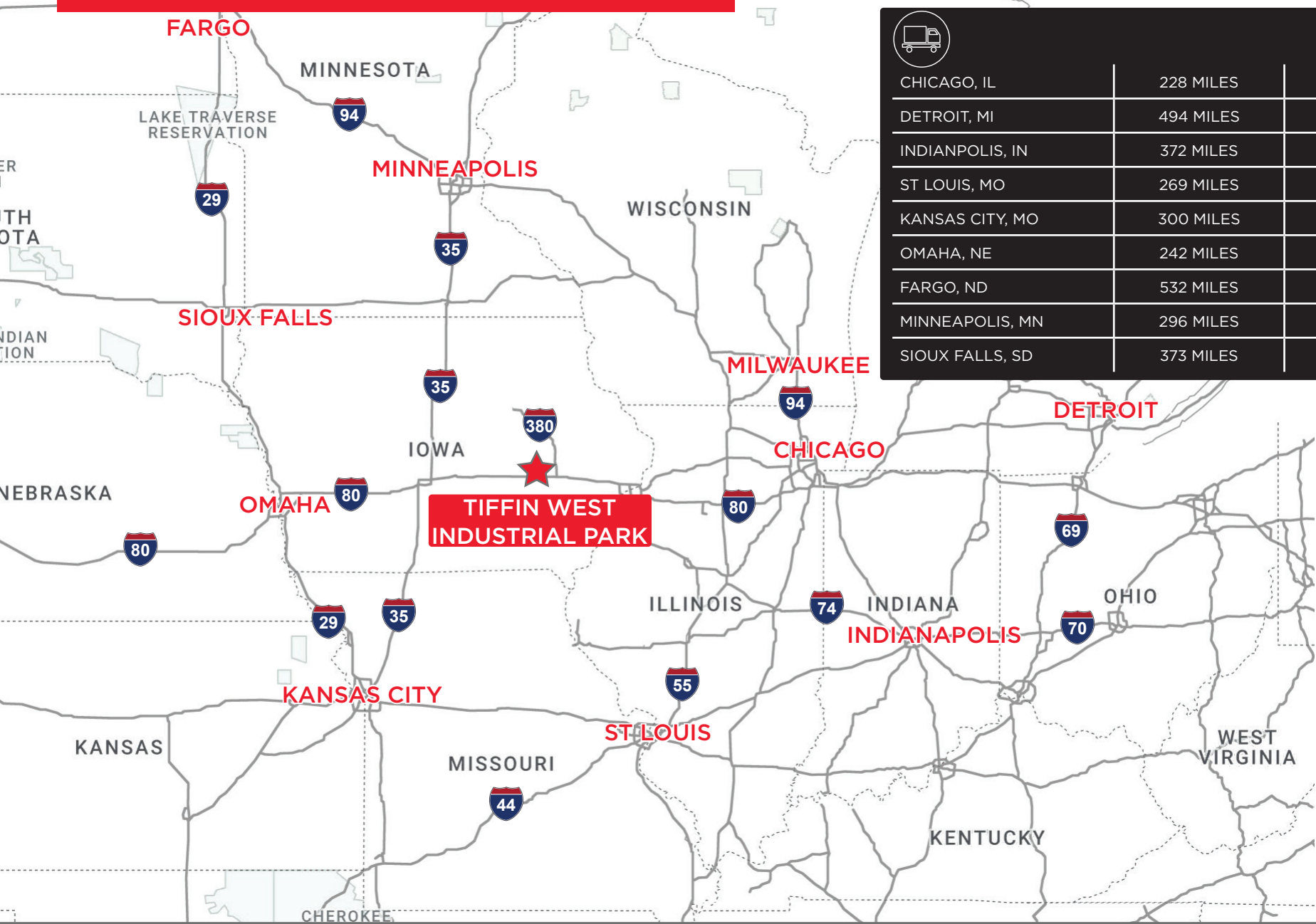


TIFFIN

IRELAND DR



COMMERICAL TRANSPORTATION MAP



		
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

CONCEPT PERSPECTIVES

NE CORNER PERSPECTIVE



E MIDDLE ENTRANCE PERSPECTIVE



SW CORNER PERSPECTIVE



ENLARGED EAST ELEVATION - CORNER ENTRANCE
1/8" = 1'-0"

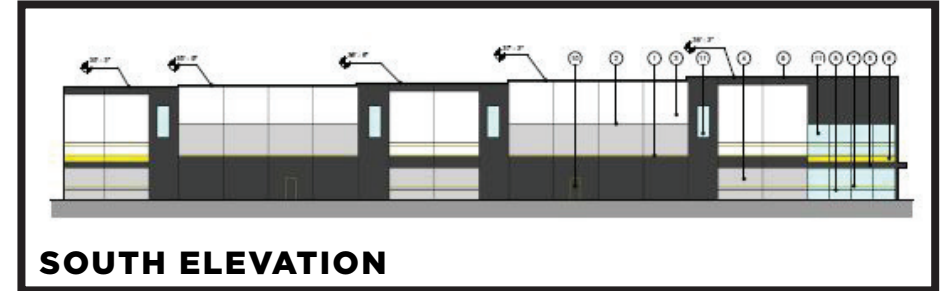
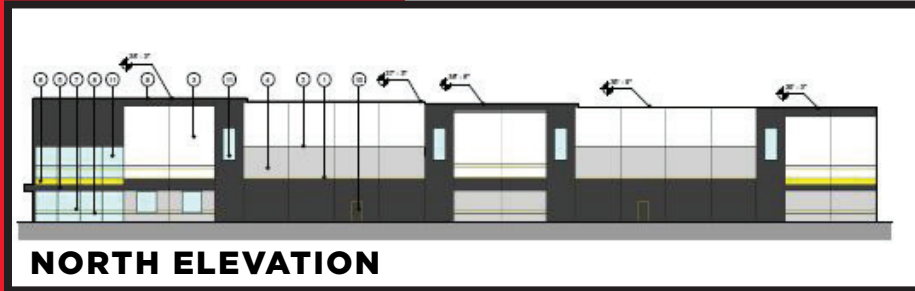


ENLARGED EAST ELEVATION -

KEYNOTE LEGEND

- 1 PRECAST CONCRETE PANEL COURSE #1
- 2 PRECAST CONCRETE PANEL COURSE #2
- 3 PRECAST CONCRETE PANEL COURSE #3
- 4 PRECAST CONCRETE PANEL COURSE #4
- 5 REINFORCED METAL CLASH
- 6 BETA PANEL COURSE #1
- 7 UNGLAZED WINDOW WALL UNFINISHED #1
- 8 UNGLAZED WINDOW WALL UNFINISHED #2
- 9 BETA TRIMMET CAP COURSE #1
- 10 FINE BEAM WITH ACCESS DOOR
- 11 HIDDEN GLASS
- 12 OVERHEAD DRIVE WOODER - 12' X 14'
- 13 OVERHEAD DOOR - 6' X 8'
- 14 PRECAST PANEL, DESIGNED FOR FUTURE OVERHEAD DOOR OR FIRE ACCESS DOOR
- 15 PRECAST PANEL, DESIGNED FOR FUTURE OVERHEAD DOOR
- 16 PRECAST PANEL, DESIGNED FOR FUTURE OVERHEAD DOOR

CONCEPT ELEVATIONS

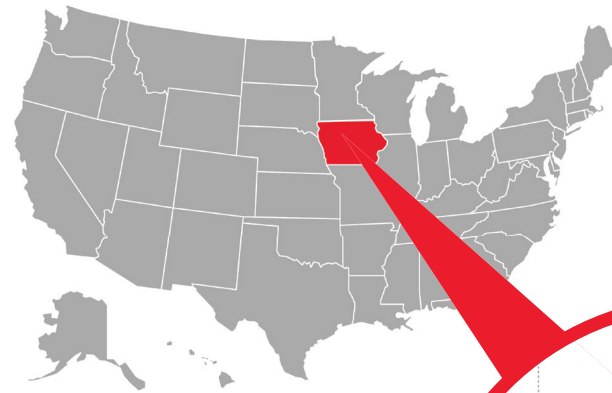


KEYNOTE LEGEND

- 1 PRECAST CONCRETE PAINT COLOR #1
- 2 PRECAST CONCRETE PAINT COLOR #2
- 3 PRECAST CONCRETE PAINT COLOR #3
- 4 PRECAST CONCRETE PAINT COLOR #4
- 5 PREFINISHED METAL CANOPY
- 6 METAL PANEL COLOR #1
- 7 ANODIZED WINDOW MULLION COLOR #1
- 8 ANODIZED WINDOW MULLION COLOR #2
- 9 METAL PARAPET CAP COLOR #2
- 10 FIRE DEPARTMENT ACCESS DOOR
- 11 VISION GLASS
- 12 OVERHEAD DRIVE-IN DOOR - 12' X 14'
- 13 OVERHEAD DOCK DOOR - 9' X 10'
- 14 PRECAST PANEL DESIGNED FOR FUTURE OVERHEAD DOCK DOOR OR FIRE ACCESS DOOR
- 15 PRECAST PANEL DESIGNED FOR FUTURE OVERHEAD DOCK DOOR
- 16 PRECAST PANEL DESIGNED FOR FUTURE OVERHEAD DRIVE-IN DOOR

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**



**#2 BEST COST
OF DOING BUSINESS**



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



OPUS
THE OPUS GROUP

CONTACT

RYAN FITZPATRICK

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

PARKER RIDGE

Associate
+1 641 226 9983
pridge@iowaca.com

**CUSHMAN & WAKEFIELD
IOWA COMMERCIAL ADVISORS**
2720 1st Ave NE | Suite 212
Cedar Rapids, IA 52402
Main +1 319 229 1003
Fax +1 515 309 4040
iowacommercialadvisors.com

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

©2023 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.