

FOR LEASE | 49,499 SF

2500 HWY 6 EAST | IOWA CITY, IA

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PROPERTY HIGHLIGHTS

- EASY ACCESS TO HWY 6 E AND I-80
- EXTERIOR STORAGE AVAILABLE
- AMPLE CAR AND TRUCK PARKING
- HEAVY POWER
- 5-TON CRANE AVAILABLE

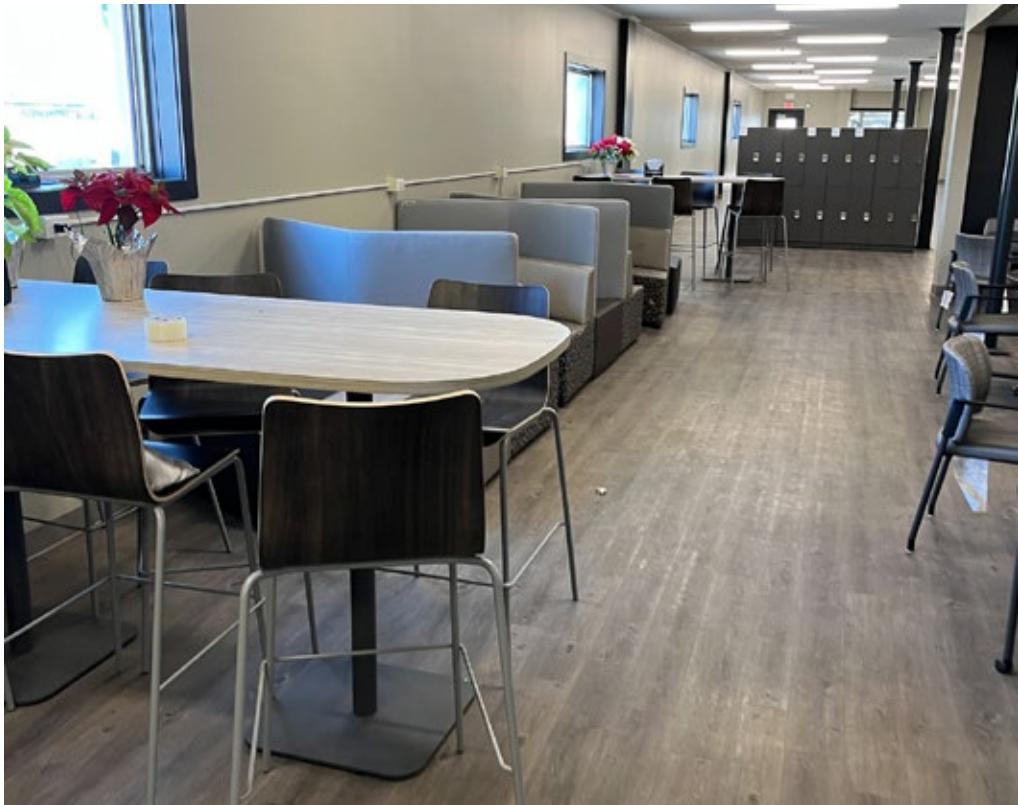


PROPERTY DETAILS

2500 HWY 6 EAST | IOWA CITY, IA

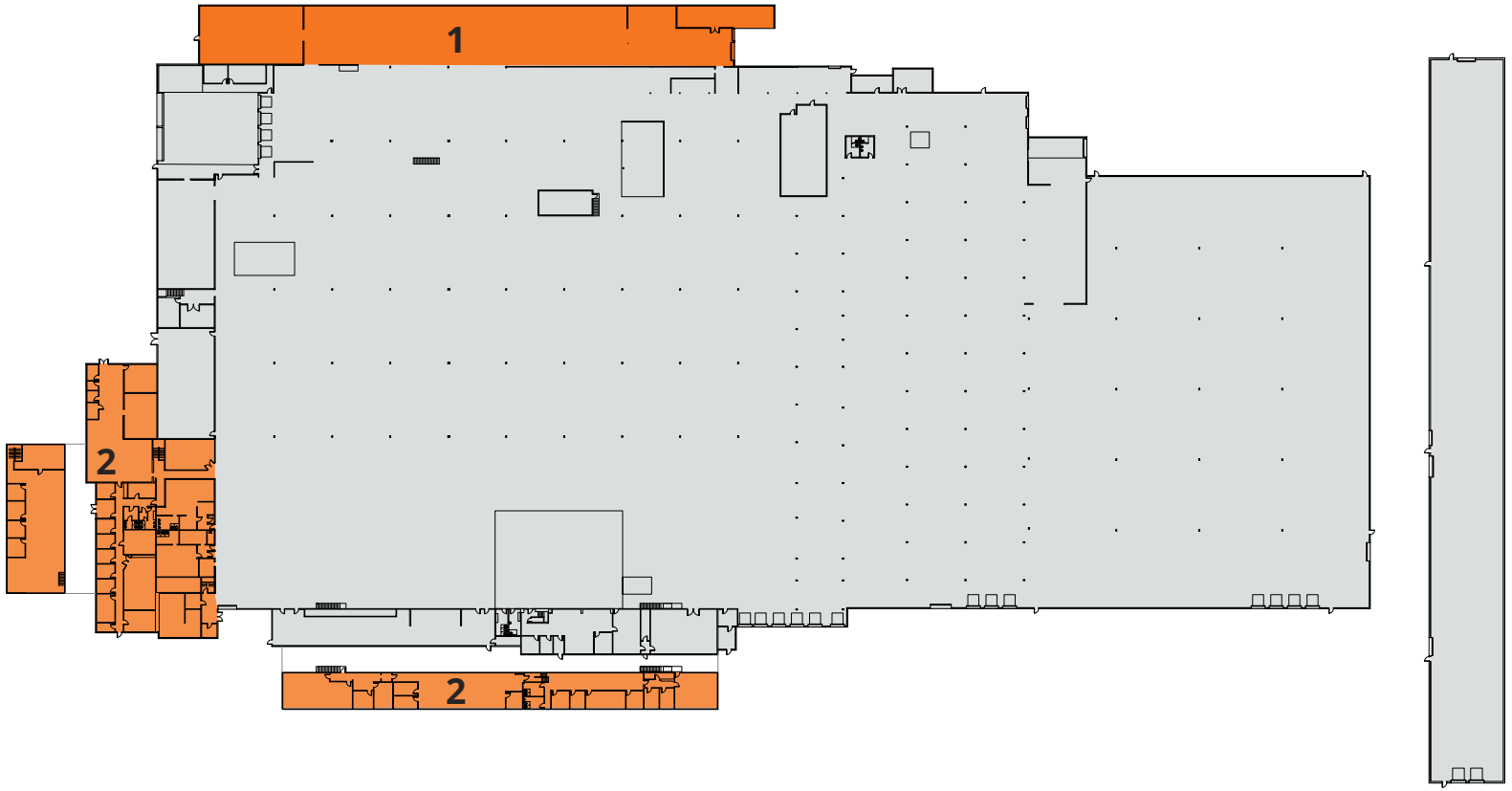
AVAILABLE SPACE	49,499 SF
ELEVATORS	1
DRIVE-IN DOORS	4
CLEAR HEIGHT	12’ 4” - 29’ 1”
COLUMN SPACING	25’ x 38’ | 46’ x 55’
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	6” - 10” Reinforced Concrete
YEAR BUILT	1964 | Addition in 1995
YEAR RENOVATED	2023
LIGHTING	LED
POWER	Heavy Power
CRANES	One 5-Ton Crane Available
FIRE SUPPRESSION	100% Wet
PARKING	Ample
LAND AREA	20.2 Acres
ZONING	I-1: General Industrial
PARCEL ID	1024277001



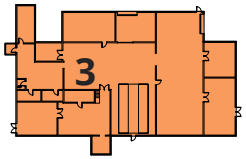


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DRIVE-IN DOORS	CRANES	SQUARE FEET
1	WAREHOUSE	12’ 4 “ - 29’ 1”	2	N/A	14,903 SF
2	OFFICE	10’	0	N/A	23,973 SF
3	OUTBUILDING	VARIES	2	5-TON	10,623 SF
TOTAL					**49,499 SF**



LOCATION MAP

2500 HWY 6 EAST | IOWA CITY, IA

IOWA CITY, IA	3 MILES
I-80 W	19 MILES
EASTERN IOWA AIRPORT	26 MILES
DES MOINES, IA	119 MILES

