



FOR LEASE | 23,973 SF
2500 HWY 6 EAST | IOWA CITY, IA

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS

 EASY ACCESS TO HWY 6 E AND I-80

 EXTERIOR STORAGE

 AMPLE CAR AND TRUCK PARKING

 HEAVY POWER



PROPERTY DETAILS

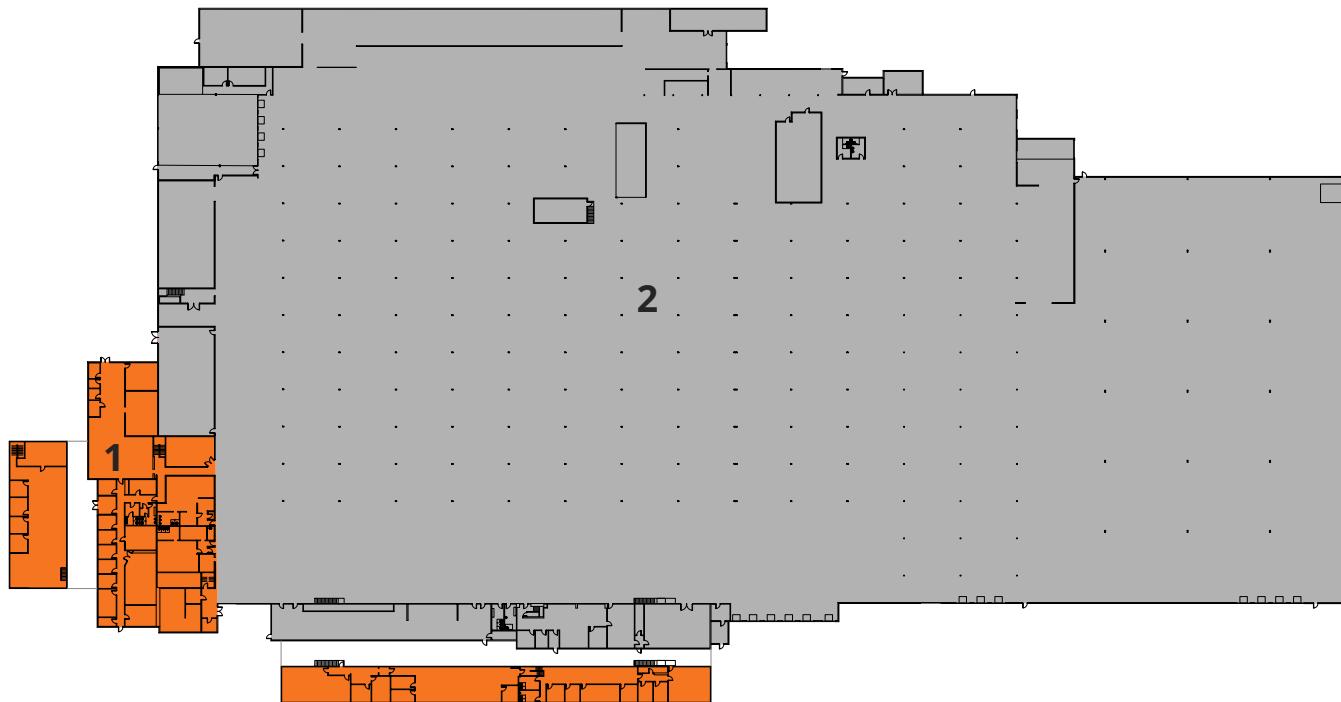
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BUILDING SIZE	341,491 SF
AVAILABLE SPACE	23,973 SF
FLOORS	1
ELEVATORS	1
DOCK DOORS	19
DRIVE-IN DOORS	3
CLEAR HEIGHT	12' - 25'
COLUMN WIDTH/DEPTH	25' x 38'/46' x 55'
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	6" - 10" Reinforced Concrete
YEAR BUILT	1964 Addition in 1995 Renovated 1990s
FIRE SUPPRESSION	100% Wet
LIGHTING	T8
POWER	Heavy Power
PARKING	Ample
LAND AREA	20.2 Acres
ZONING	Light Industrial
PARCEL ID	1024277001
OPEX ESTIMATE 2021	\$0.75 (2020)



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	10'	23,973 SF
2	EXISTING TENANT	12' 4" - 29' 1"	317,518 SF
TOTAL			341,491 SF



LOCATION MAP

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