



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

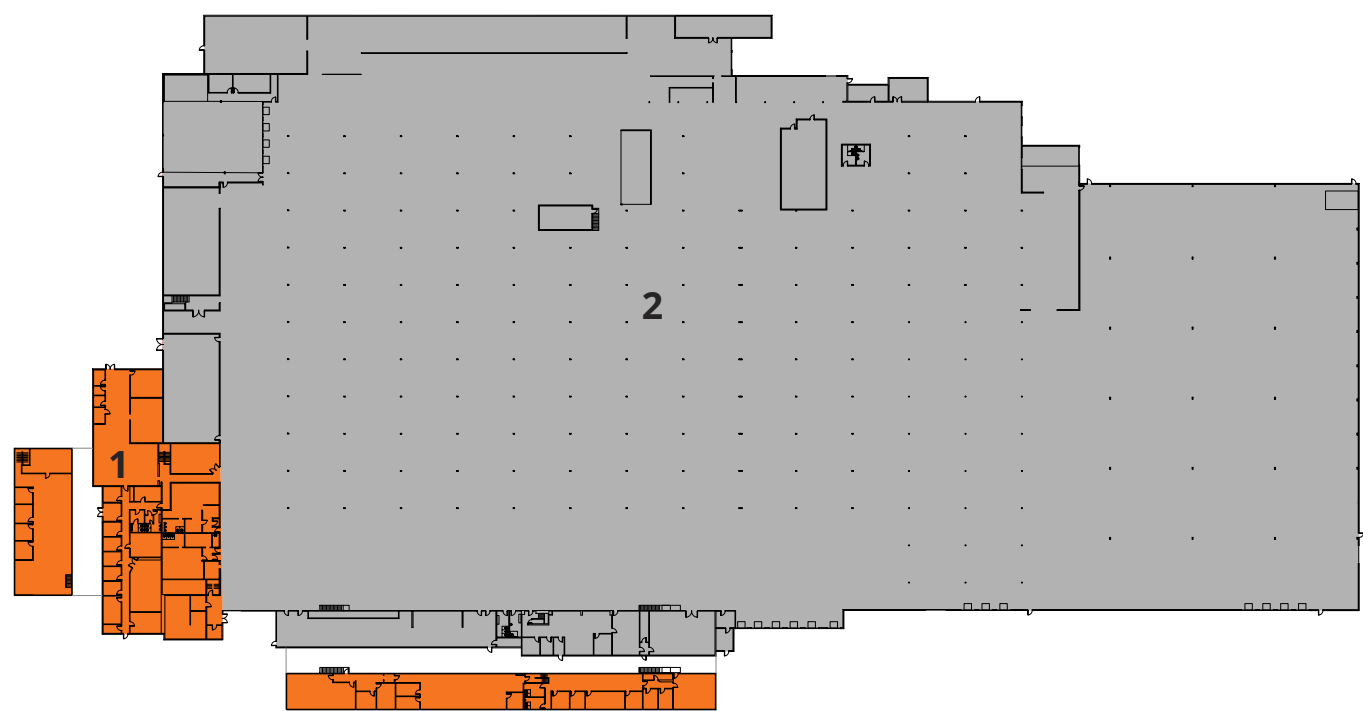
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BUILDING SIZE	341,491 SF
AVAILABLE SPACE	23,973 SF
FLOORS	1
ELEVATORS	1
DOCK DOORS	19
DRIVE-IN DOORS	3
CLEAR HEIGHT	12' - 25'
COLUMN WIDTH/DEPTH	25' x 38'/46' x 55'
ROOF	TPO
WALLS	Masonry & Metal
FLOORS	6" - 10" Reinforced Concrete
YEAR BUILT	1964 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

2500 HWY 6 EAST | IOWA CITY, IA



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

2500 HWY 6 EAST | IOWA CITY, IA

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

