



FOR LEASE
2150 KERPER BLVD

287,025 SF
DUBUQUE, IA

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INVESTORS

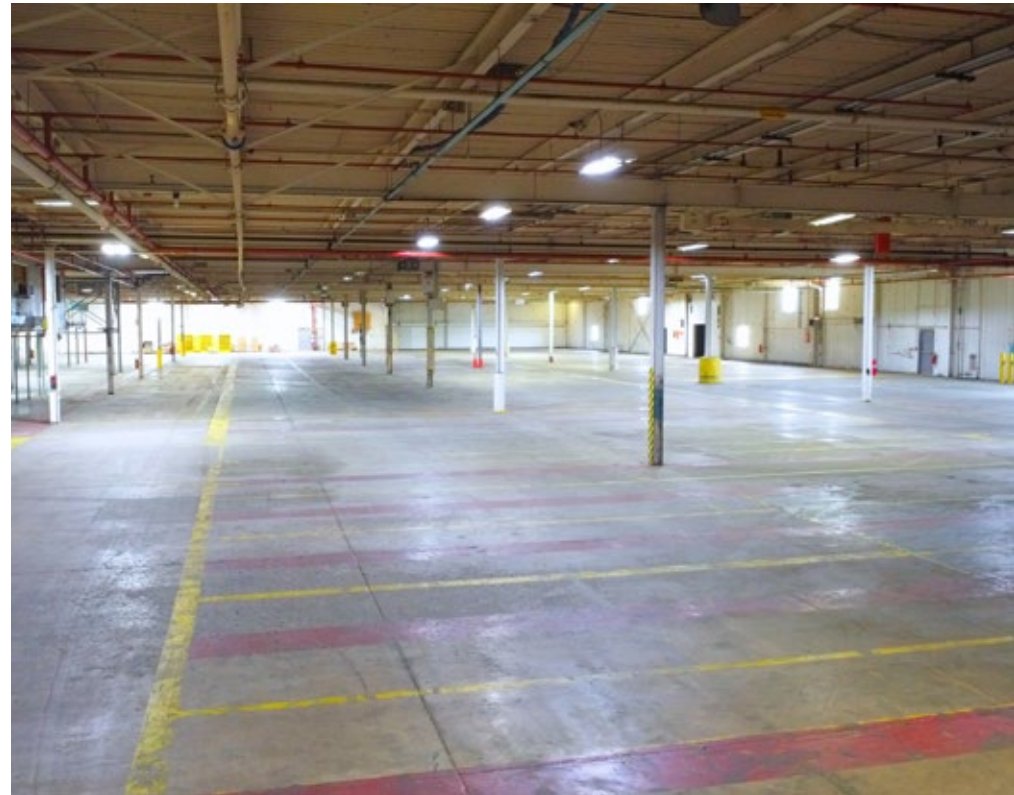
Opportunity. Execution. Value Creation.

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PROPERTY DETAILS

2150 KERPER BLVD | DUBUQUE, IA

AVAILABLE SPACE	287,025 SF
OFFICE SPACE	4,929 SF
DOCK DOORS	8 Exterior 4 Interior
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	15' 6" - 24'
ROOF	TPO
WALLS	Precast, Masonry, & Insulated Metal Panel
YEAR BUILT	1959 - 1989
FIRE SUPPRESSION	100% Wet & Dry System
LIGHTING	LED & Fluorescent
POWER	4,500 Amp 227/480V 3-Phase
SEWER & WATER	10' Water Main City of Dubuque
ELECTRIC	Alliant Energy
GAS	Black Hills Energy
PARKING	60 Trailer Spaces 75 Car Spaces
LAND AREA	12.16 Acres
ZONING	MHI: Modified Heavy Industrial
RAIL ACCESS	Possible via Canadian Pacific Rail Spur into Building (240')



PROPERTY HIGHLIGHTS



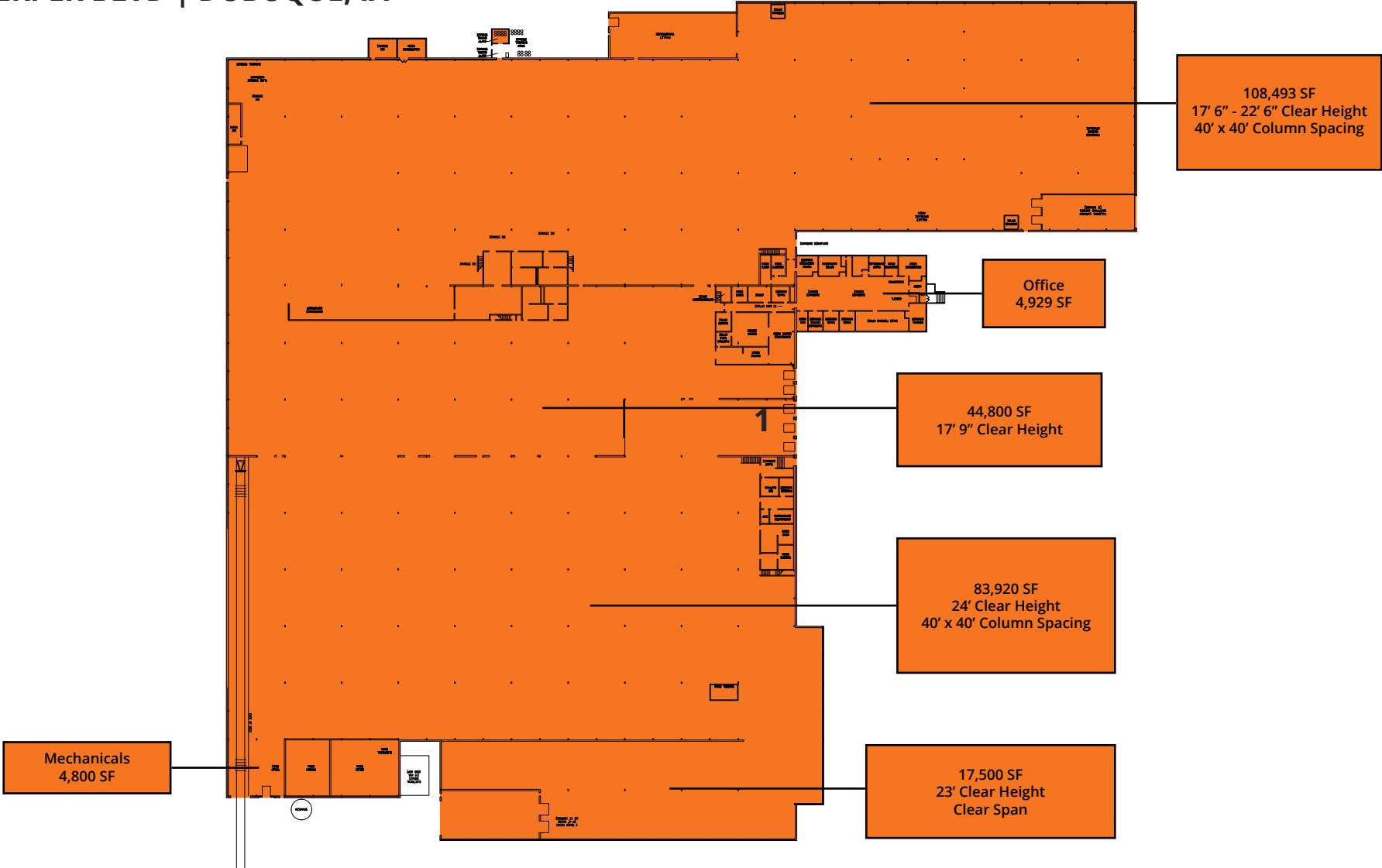
3-PHASE HEAVY POWER



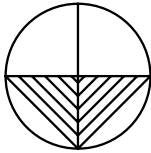
**IDEAL FOR HEAVY MANUFACTURING
& DISTRIBUTION**

FLOOR PLAN

2150 KERPER BLVD | DUBUQUE, IA



NUMBER	SPACE DESIGNATION	DOCKS	DRIVE-INS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	12	1	15' 6" - 24'	287,025 SF
TOTAL					287,025 SF



LOCATION MAP

2150 KERPER BLVD | DUBUQUE, IA

CEDAR RAPIDS, IA	75 MILES
MADISON, WI	91 MILES
ROCKFORD, IL	94 MILES
MILWAUKEE, WI	171 MILES

