



1110 Dina Ct.  
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## 301 Old Dubuque Road Anamosa IA 52205 25,000 Sqft. Office & Warehouse | NNN - Lease Summary

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### Marketing Description

Now available for lease: a 25,000 SF office and warehouse/shop facility at 301 Old Dubuque Road in Anamosa. The property offers an efficient mix of approximately 5,000 SF of office area and 20,000 SF of heated shop/warehouse space, making it well suited for contractors, service companies, distribution users, light industrial operations, or businesses that need functional office support with flexible warehouse capacity. Building features include 20' ceilings, 3-phase power, two loading docks, and a heated shop/warehouse area. The layout provides room for storage, production, equipment staging, service operations, or fleet support, with office space available for administration, sales, and team workspace.

### Property Highlights

<b>Total Size</b>	25,000 SF	<b>Power</b>	3-phase power
<b>Office Area</b>	Approx. 5,000 SF	<b>Loading</b>	2 loading docks
<b>Shop / Warehouse</b>	Approx. 20,000 SF	<b>Condition</b>	Heated warehouse / shop
<b>Ceilings</b>	20' ceilings	<b>Lease Structure</b>	NNN

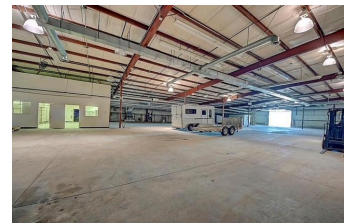
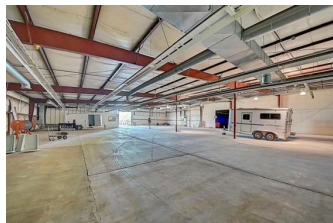
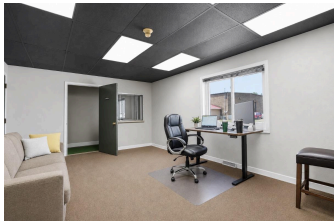
WH   20' Ceilings	Heated	2 Loading Docks
3-Phase Power	Centrally Located	Hi-Speed Internet

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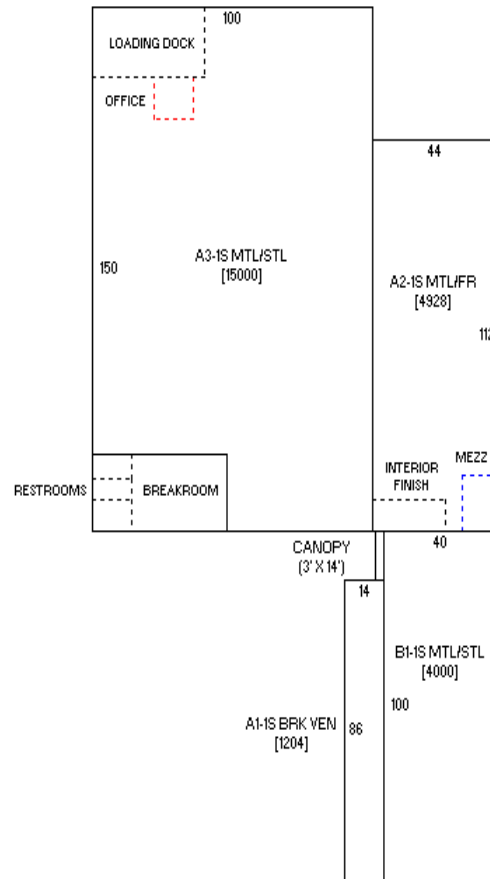
**Trev Adair**  
Director of Commercial & Development  
Cell: (319) 355-2125  
Email: trev@pinnaclecommercial.com

Rent Breakdown   Suite B	Sqft.	\$   Sqft.	Monthly
Base:	25,000	\$3.35	\$6,979.17
CAM:	25,000	\$0.38	\$450.00
Insurance:	25,000	\$0.41	\$854.17
Taxes:	25,000	\$0.36	\$741.83
Total   No Buildout:		\$4.50	\$9,025.17
Buildout:		\$0.00	\$0.00
Total   incl. Buildout:		\$4.50	\$9,025.17



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# Building Layout



Sketch by [www.camavision.com](http://www.camavision.com)

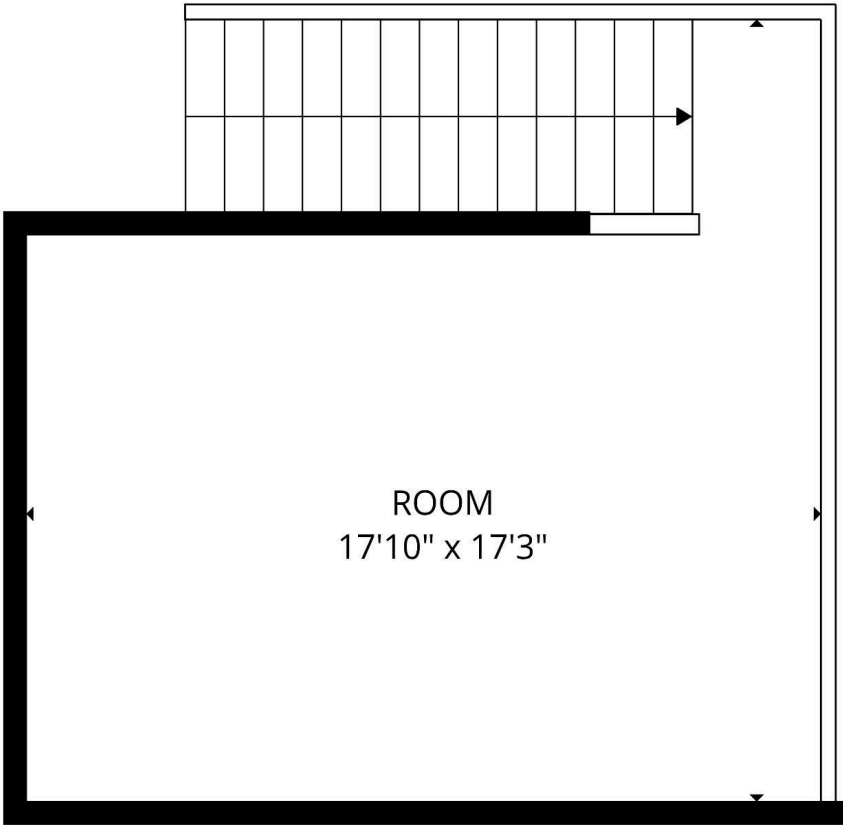
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**Upstairs Mezzanine Storage**



**TOTAL: 2530 sq. ft**  
1st floor: 2530 sq. ft, 2nd floor: 0 sq. ft  
EXCLUDED AREAS: WORKSHOP: 17693 sq. ft, ROOM: 1238 sq. ft, UTILITY: 75 sq. ft,  
WALLS: 424 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.