

IOWA LOGISTICS CENTER

Industrial Building 112,924 Available



FEATURES

- ◆ 112,924 Square Feet
- ◆ Suites from 8,156sf
- ◆ Wet Sprinkler
- ◆ Column 30'x40'
- ◆ Plumbed for Air Compressors
- ◆ Various Restrooms
- ◆ 31,000 Office Throughout
- ◆ Built 1971, 1980
- ◆ 30 Miles East of I-29
- ◆ 450 Parking Spaces
- ◆ Masonry Metal Const.
- ◆ 39 Acre Lot
- ◆ Drive In and Docks
- ◆ Internet to Building
- ◆ Industrial Zoning
- ◆ **\$3.00/sf NNN Lease Rate**

Property Benefits

Ceiling Ht. 19'6" to 22' 6"

- Space Available
- T8 Lighting
- **Heavy Power IN PLACE**
- **NATURAL GAS TO BUILDING**

- Wet Sprinkler System
- Column Spacing 30'x40'
- 450 Parking Spaces
- Floor Drains

- Dock Doors BTS
- Drive In Available
- Build to Suit Available
- Industrial Zoning



LS COMMERCIAL REAL ESTATE
 BROKERAGE | DEVELOPMENT | MANAGEMENT

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IOWA LOGISTICS CENTER



LS COMMERCIAL REAL ESTATE SERVICES, INC.
BROKERAGE ♦ MANAGEMENT

Building Specification Sheet

IOWA LOGISTICS CENTER

Address: 1600 & 4159 Airport Road
Shenandoah, Iowa 51601

Total Square footage of Building	366,810 Square Feet
Space Available	112,924sf can divide
Ceiling Height:	22 Foot Clear Height
Column Spacing:	30'x40'
Structure:	Steel/Concrete Structure
Docks:	Custom Dock Openings
Drive Ins	Owner will BTS for needs
Office:	1 DI- More BTS
Rail:	8,156sf,
Sprinkler:	None
Electrical Service & Gas	Wet
Zoning:	Mid-American Energy
Lighting:	Heavy Industrial,
Year Built:	T-8 with Motion
Outside Storage:	Not disclosed
Lease Rate:	Yes
Monthly Rent:	\$3.00/sf NNN Rate
	Determined by size & NNN's

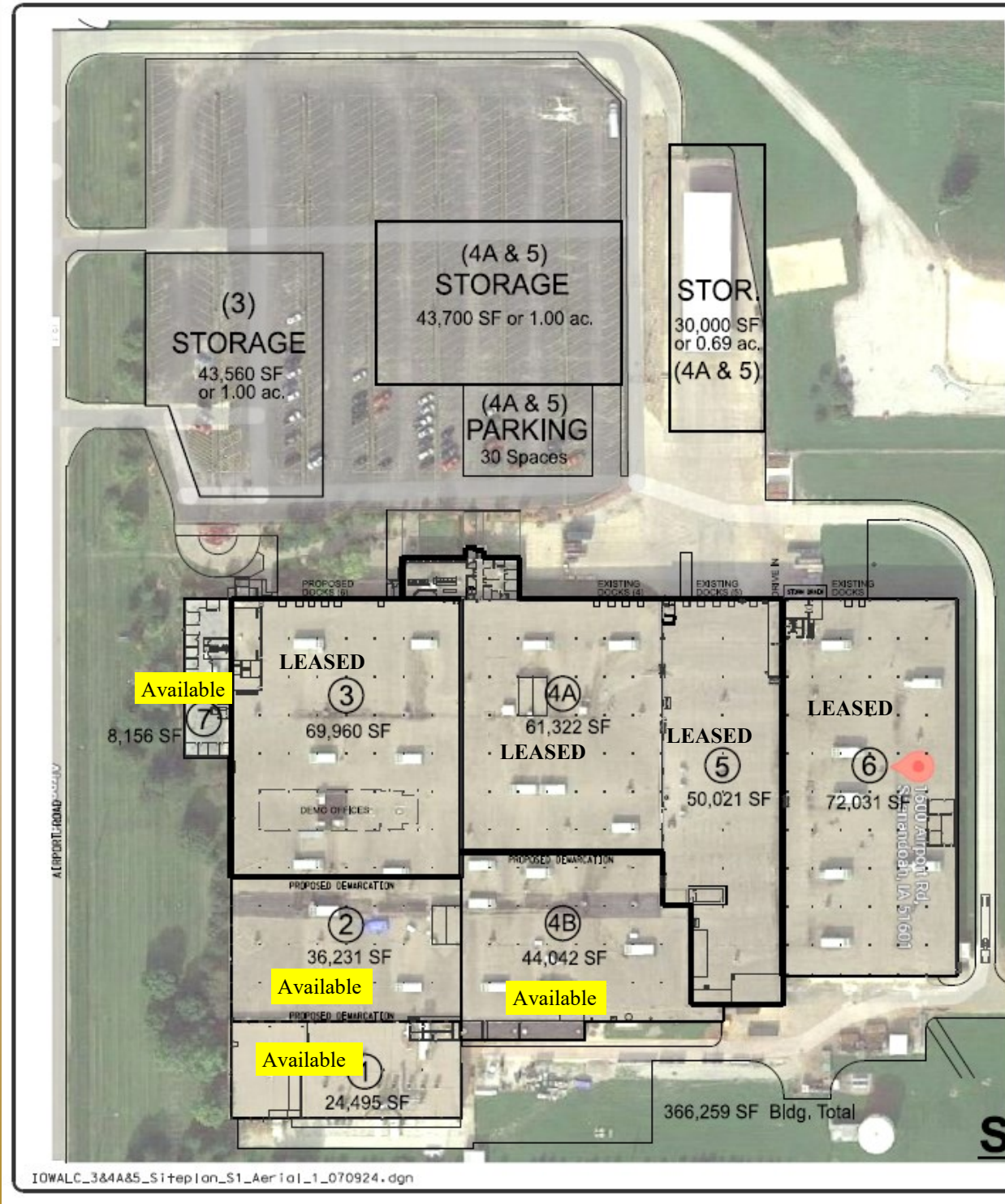


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Industrial Building 112,924 FOR LEASE



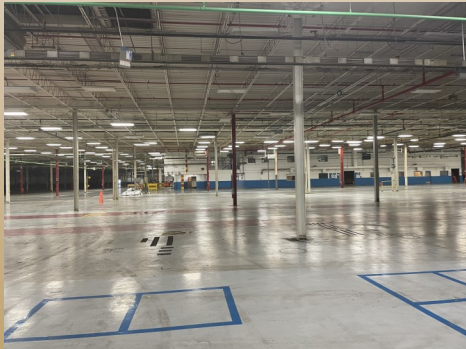
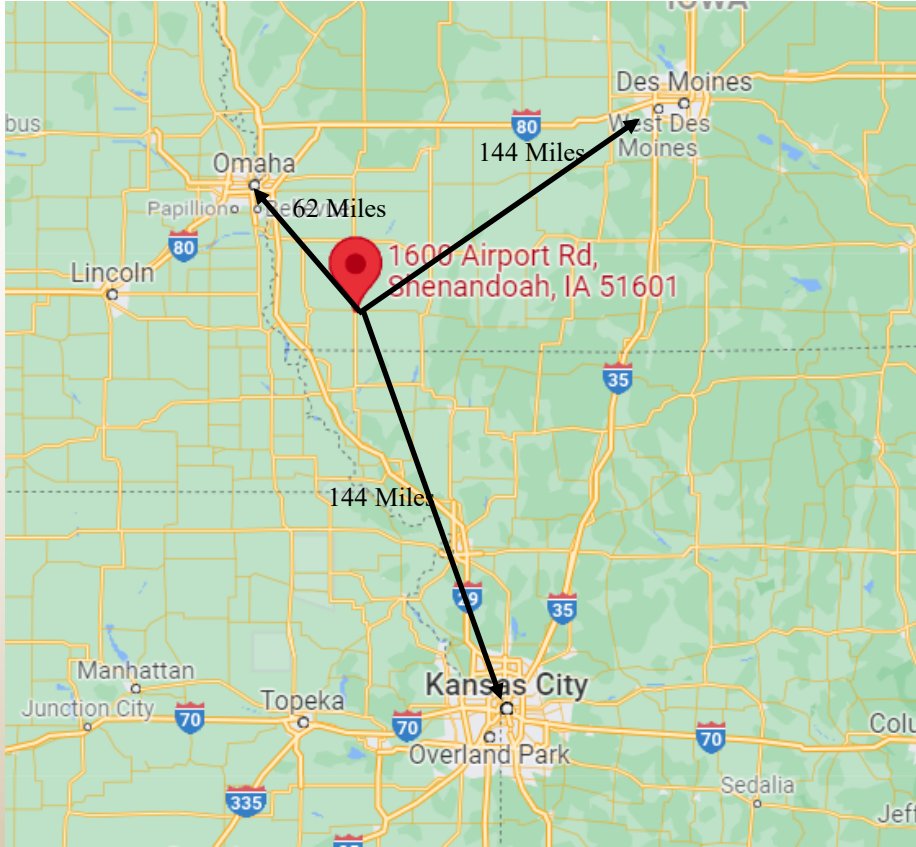
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IOWA LOGISTICS CENTER

Industrial Building 366,000 Square Feet



EXTRA
POWER

CAN DIVIDE to
Smaller
Spaces



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