

**114,808 SF
FOR SALE**

228
Tidewater Dr
West Branch, IA

CBRE



EXECUTIVE SUMMARY

228 Tidewater Drive provides an ideal, high-performance manufacturing environment, anchored by a robust 4,000 Amp electrical service and existing crane ways designed to support heavy industrial operations. Located in West Branch with immediate access to Interstate 80, the property offers excellent connectivity to Iowa City, Cedar Rapids, and major Eastern Iowa markets, combining strategic logistics with the powerful infrastructure needed for specialized manufacturing and scaling operations

PROPERTY OVERVIEW

Asking Price	\$6,900,000
Square Footage	114,808 SF ~ 6,600 Office SF
Drives:	1 (10' x 12') 1 (14' x 14') 1 (14' x 16')
Docks	7 (9' x 10')
Clear Height	14' - 26'
Sprinkler	Wet System
Power	Heavy Power, 3-Phase, 480 V, 4000 Amps
HVAC	~50% Conditioned ~50% Radiant/Reznor

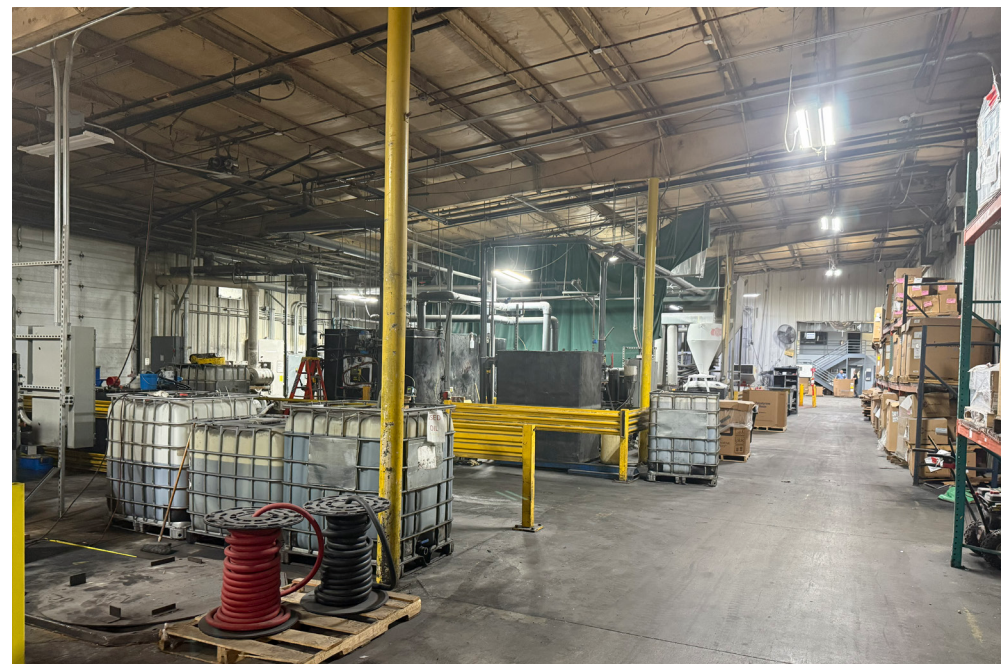
PROPERTY HIGHLIGHTS

Existing craneways

Additional Trailer Parking Onsite

Great access & visibility to I-80

INTERIORS



EXTERIORS



AERIAL





228

Tidewater Dr



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