



FOR LEASE | **269,969 SF**
927 N 19TH AVE E | **NEWTON, IA**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**CONVENIENT
ACCESS TO I-80**



**30 MINUTES TO I-35
AND DES MOINES**



**RENOVATED
IN 2020**



PROPERTY DETAILS

927 N 19TH AVE E | NEWTON, IA

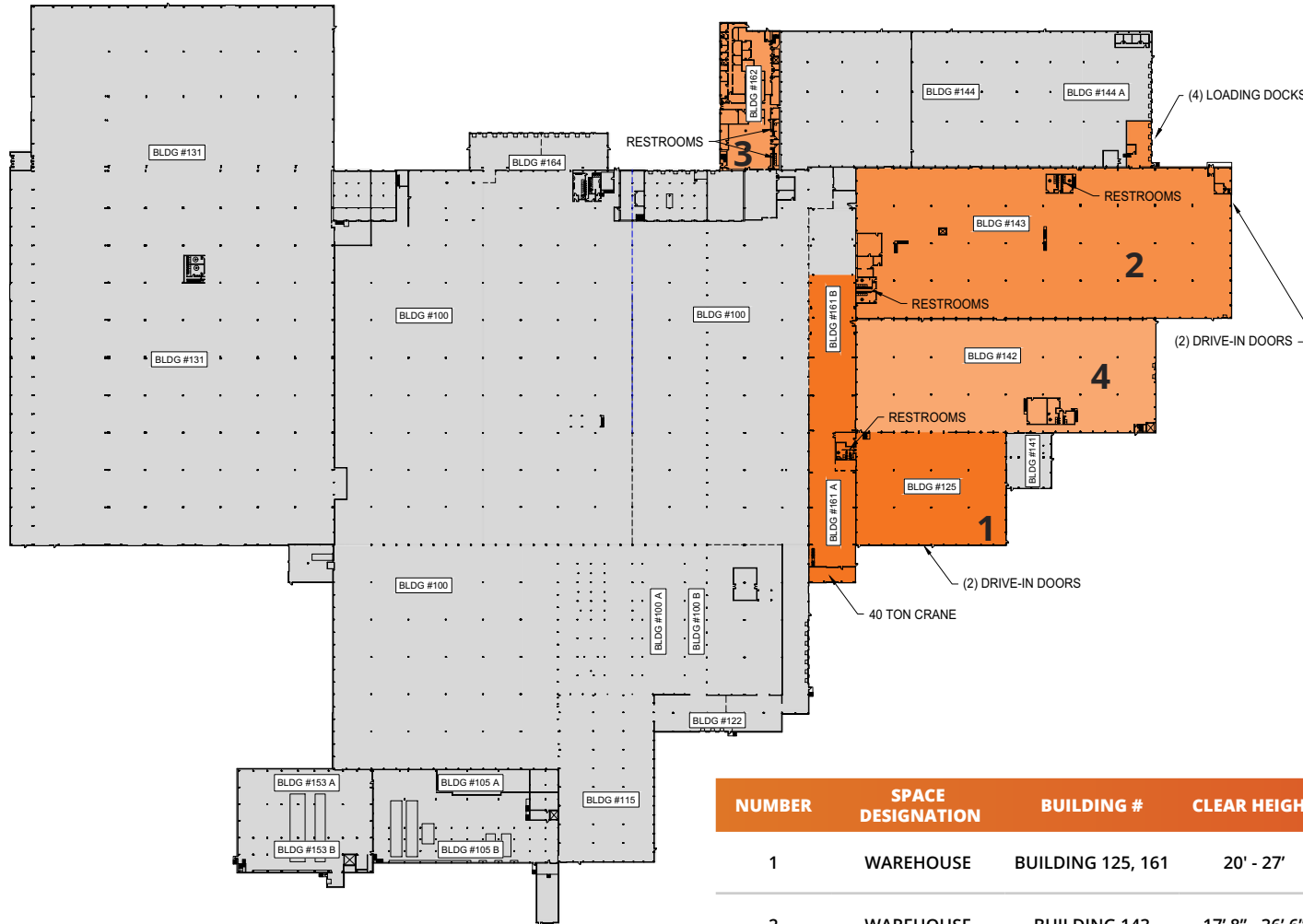
AVAILABLE SPACE	269,969 SF
ELEVATORS	Yes
ROOF	Reinforced Rubber Membrane
WALLS	Metal & Masonry
FLOORS	6" - 12" Reinforced Concrete
YEAR BUILT	1948 - 1957
YEAR RENOVATED	Renovated 2020
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
POWER	One Substation, 13.2 KV @ 480V, 3-Phase
PARKING	1,837 Surface Spaces
LAND AREA	105.65 Acres
ZONING	I-H: Heavy Industrial
PARCEL ID	823300008 826101001 826103004 826103007 827226002 827226003 827276002 827276003 827276007
RAIL	Yes: IIR
OPEX ESTIMATE	\$0.85/SF

	56,600 SF
	Clear Height: 20' - 27'
AVAILABLE WH 1 (BLDG 125, 161)	OH Drive-in Doors: 2
	40-Ton Crane
	Restrooms
	104,414 SF
	Clear Height: 17' 8" - 36' 6"
	OH Drive-in Doors: 2
AVAILABLE WH 2 (BLDG 143)	Docks: 4
	Restrooms
	Small Office
	ESFR Fire Protection
	47,509 SF
	4 Floors
AVAILABLE OFFICE (BLDG 162)	Restrooms
	Private Offices
	Conference Rooms
	61,444 SF
AVAILABLE WH 3 (BLDG 142)	Clear Height: 22'
	Docks: 2
	Restrooms



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	BUILDING #	CLEAR HEIGHT	DRIVE-IN OH DOORS	DOCKS	SQUARE FEET
1	WAREHOUSE	BUILDING 125, 161	20' - 27'	2	0	56,600 SF
2	WAREHOUSE	BUILDING 143	17' 8" - 36' 6"	2	4	104,416 SF
3	OFFICE	BUILDING 162 (4 FLOORS)	DROP CEILING	N/A	N/A	47,509 SF
4	WAREHOUSE	BUILDING 142	N/A	N/A	2	61,444 SF
TOTAL						269,969 SF

LOCATION MAP

927 N 19TH AVE E | NEWTON, IA

I-80	5 MILES
DES MOINES, IA	30 MILES
DES MOINES INT'L AIRPORT	43 MILES
OMAHA, NE	156 MILES
CHICAGO, IL	277 MILES

