



Iowa City Distribution Center

2500 Heinz Road | Iowa City, IA



Available for Sale or Lease

194,173 SF available for lease, or 346,062 SF for sale located in the Eastern half of the State of Iowa. This distribution center boasts great connectivity to all of the major markets in the Midwest and features ample clear height, ESFR sprinkler system, T5 lighting and an abundance of loading doors. The close proximity to area restaurants, shops and hotels are all added benefits to this property.

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Property Information

Sale Offering: Negotiable

Lease Rate: Negotiable

Building Size: 346,062 SF

Availability: 194,173 SF Max. Contiguous
75,000 +/- SF Min. Divisible

Office Space: 4,400 SF

Clear Height: 28'

Electrical: 480 volt, 3-phase

Loading: 29 dock doors, 1 drive-in door, 50' speed bay
East side of building is at grade, drive-in doors may be added

Dimensions: 44' column spacing

Sprinkler: ESFR

Parking: 216 parking spaces

Est. Operating Expenses: \$1.65 psf
(includes taxes, insurance, and CAM)

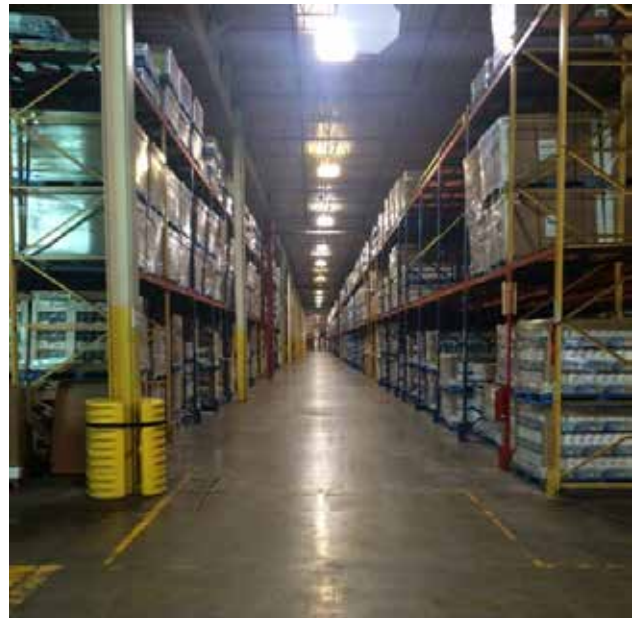
Warehouse Lighting: T5

Existing racking in place

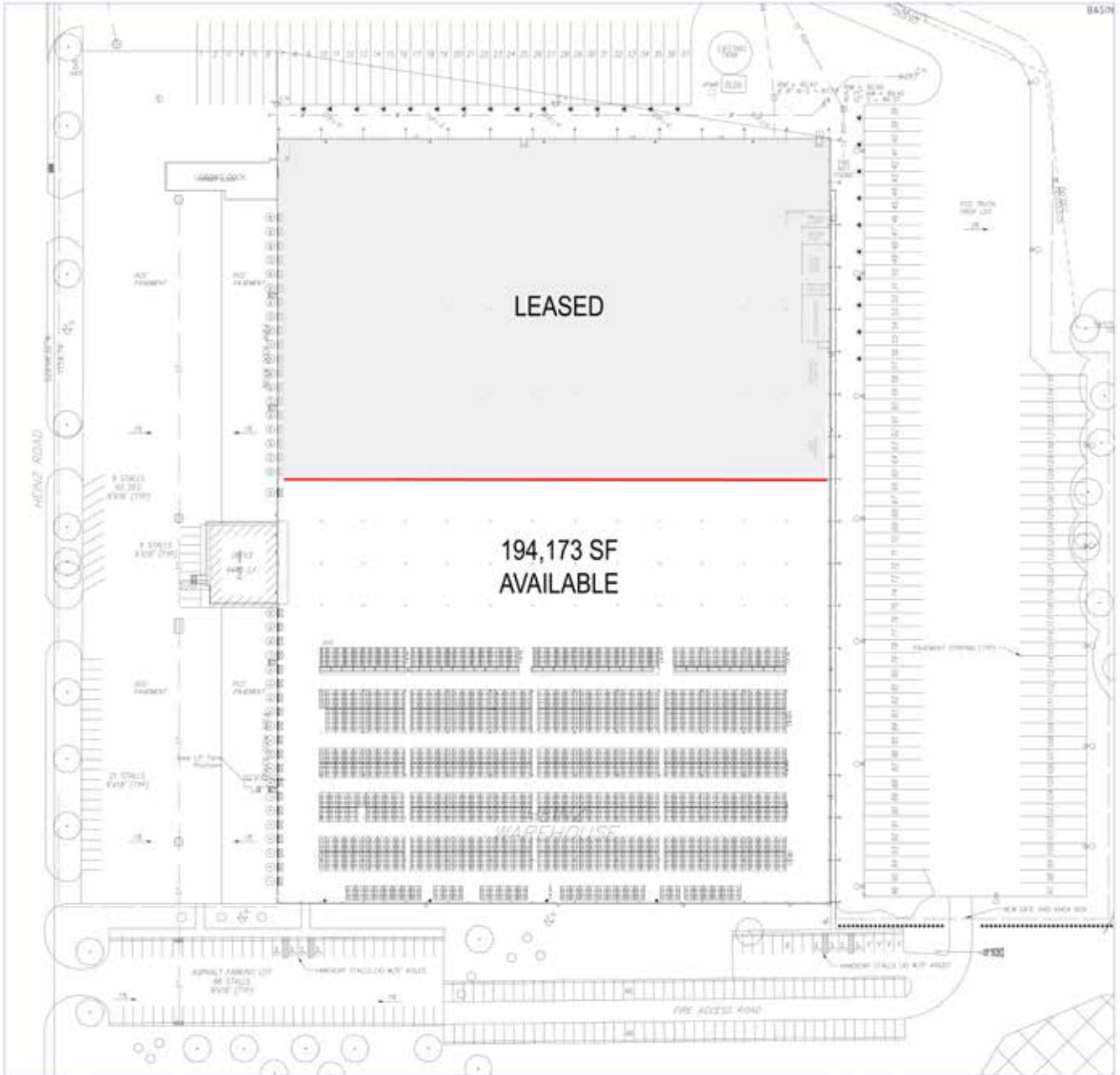
Location Information

- Easy access to I-80
- 30 minutes from Eastern Iowa Airport (Cedar Rapids)
- 4 lane access to other Midwest hubs (Chicago, Minneapolis, Des Moines, Omaha, Kansas City, St. Louis)

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Floor Plan



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Market Profile - Iowa City, IA

Major Area Employers

University of Iowa	ACT, Inc.	Automotive Components	Oral B Laboratories
University of Iowa Hospitals & Clinics	City of Iowa City	Riverside Casino & Golf Resort	Centro
Iowa City Community School District	Hy-Vee	Pearson Educational Measurement	
Veterans Health Administration	Procter & Gamble	Systems Unlimited International	
Mercy Iowa City	General Dynamics	Integrated DNA Technologies	
Rockwell Collins	GEICO	Johnson County Administration	

2016 Demographics (2500 Heinz Rd)

	5 Miles	10 Miles	20 Miles
Population	75,846	118,540	168,636
Households	31,269	48,582	67,430
Median Age	27.0	29.4	31.4
Average HH Income	\$66,082	\$75,221	\$77,787

2016 Demographics (Iowa City)

Population	72,688
Households	29,709
Median Age	26.6
Average HH Income	\$67,861

Market	Proximity	Approx. Drive Time
Cedar Rapids, IA	28 Miles	30 Minutes
Des Moines, IA	114 Miles	2 Hours
Madison, WI	175 Miles	3 Hours
Chicago, IL	221 Miles	4 Hours
Omaha, NE	252 Miles	4 Hours
St. Louis, MO	260 Miles	4 Hours
Milwaukee, WI	263 Miles	4 Hours
Minneapolis, MN	304 Miles	4 1/2 Hours
Kansas City, MO	307 Miles	4 1/2 Hours
Denver, CO	785 Miles	11 Hours
Dallas, TX	812 Miles	12 Hours



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