



Commercial and Residential Real Estate  
[www.lockardrealty.com](http://www.lockardrealty.com)

FOR LEASE

OFFICE

5250 Nordic Dr., Cedar Falls, IA



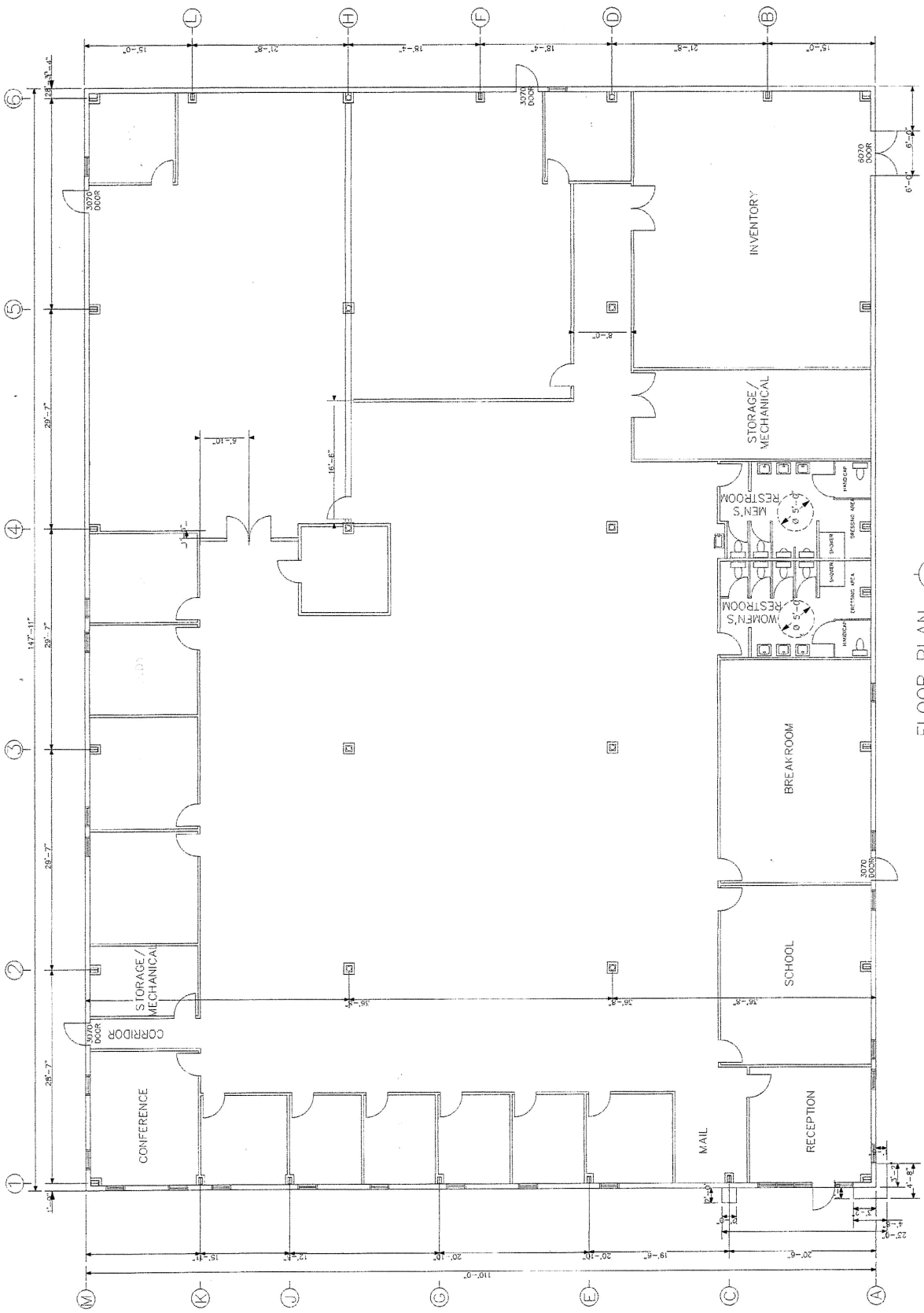
**Property Facts**

- Price \$4.50/SF NNN
- Building Size 16,280 sq. ft.
- Zoning M-1
- Land 1.64 acres

This is very nicely finished office space at present. Landlord would also consider converting it to a combination office and warehouse to Tenants specifications and needs. The 1.6 acre parcel is large enough to afford expansion, if needed. Excellent parking. Priced at \$4.50/SF NNN with estimated “pass-throughs” being \$2.60/SF. Property is available to purchase, also.



**Steve Knapp**  
 Broker  
 319 493 4000  
[sknapp@lockardrealty.com](mailto:sknapp@lockardrealty.com)



FLOOR PLAN  
SCALE: 1/8" = 1'-0"



