



AVAILABLE FOR LEASE

MANUFACTURING | WAREHOUSE | INDUSTRIAL
927 N 19TH AVENUE E | NEWTON, IA | 50208



927 N. 19th Avenue E | Newton, Iowa | 1,862,948± SF



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Patrick Dederling
414-376-6933
patrick@phoenixinvestors.com

SPACE FEATURES

- Rail served
- Ceiling heights up to 45'
- Trailer parking
- Recently renovated



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PROPERTY DETAILS

Building Size:	1,862,948 SF
Floors:	1
Available Space:	722,116 SF
Minimum Divisible:	50,000 SF
Maximum Contiguous:	600,000 SF
Warehouse Space:	722,116 SF
Office Space:	55,530 SF
Construction:	Roof: Reinforced rubber membrane Walls: Metal and masonry Floors: 6-12" Reinforced concrete
Year Built:	1948 - Renovated 2018
Sprinklers:	100% Wet Sprinklered
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
Clear Height:	20-45'
Column Width/Depth:	50x50'
Drive-In Doors:	10
Dock Doors:	84
Lighting:	High efficiency T8
Power:	Heavy power including substation
Rail Access:	Rail served by IIR
OpEx Estimate 2018:	\$0.54



FOR COMPLETE INFORMATION CONTACT:

✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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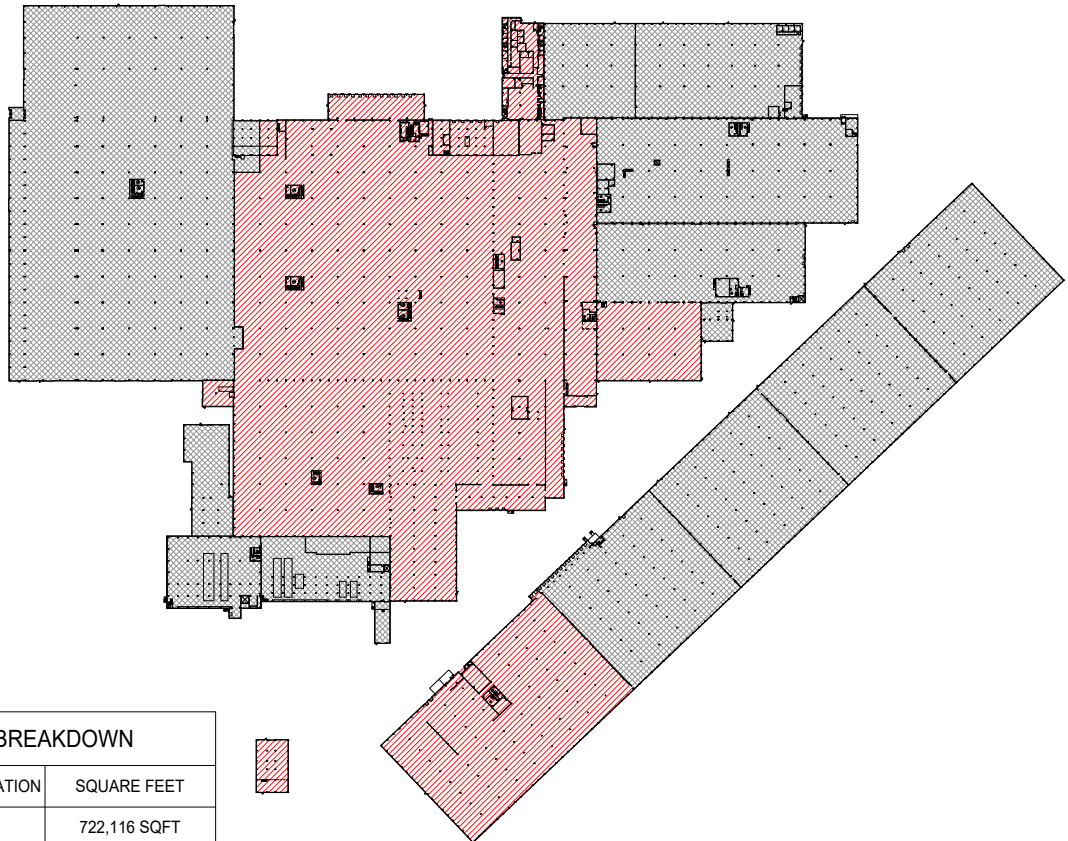




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SITE PLAN



SQUARE FOOTAGE BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
	VACANT	722,116 SQFT
	EXISTING TENANT	N/A



1

WAREHOUSE FLOOR PLAN
SCALE: 1"=100'

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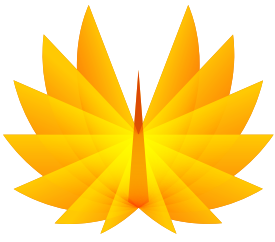
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BEFORE & AFTER PHOTOS



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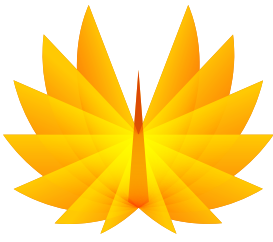
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ADDITIONAL INFORMATION

Transportation: I-80: 4.6 miles
I-35: 30.6 miles
Des Moines International Airport: 42.8 miles

Location: Des Moines: 30 miles
Omaha: 156 miles
Chicago: 277 miles

Major Employers: Hy-Vee, Inc.
Dupont Pioneer
Vermeer Manufacturing

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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