

# 900 Technology Pkwy - Warehouse

Available Sq. Ft: 20,000

## ADDRESS

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900 Technology Parkway  
Available Sq. Feet: 20,000  
Cedar Falls, IA 50613 (Black Hawk)

## PROPERTY AND AREA DESCRIPTION

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20,100 SF warehouse/distribution space for sub-lease. Space offered at below market rate of \$3.50/SF NNN. Rent inclusive of RE taxes, Property Insurance and Maintenance. Space features 3 docks and 1 at-grade door, 20 ft. ceiling height and adjacent 11,190 SF suite could be combined. Building is in the popular Cedar Falls Industrial Park adjacent to US Highway 20.



## BUILDING DETAILS

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Total Sq. Ft: 63,737	Building Type: Warehouse & Distribution
Number of Stories: 1	Year Built: 2008
Ceiling Peak (ft): 24	Ceiling Eaves (ft): 20
Expandable: Yes	Can Subdivide: Yes
Zoning: Industrial-Light	Construction Type: Metal or Steel
Within City Limits: Yes	Site Size (Acres): 9.33
Lease Rate: 6	Lease Terms: Gross

## SITE DESCRIPTION

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Land with Building(Acres): 9.33  
Adjacent Land for Sale(Acres): 0  
Within 100 Year Flood Plain: Unknown  
Phase 1 Environmental Audit Completed: Unknown

## UTILITIES SUMMARY

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Electric Distribution: Cedar Falls Utilities  
Natural Gas Distribution: Cedar Falls Utilities  
Sewer Distribution: City of Cedar Falls  
Water Distribution: Cedar Falls Utilities

## ECONOMIC DEVELOPMENT CONTACT DETAILS

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Contact Name: Lisa Skubal, CEcD  
Organization Name: Greater Cedar Valley Alliance  
Address: 10 W. 4th St., Suite 310  
Waterloo, IA Iowa 50701  
Phone: 3192321156  
Fax: 319-233-4580  
E-Mail: lskubal@cedarvalleyalliance.com  
www.cedarvalleyalliance.com

## BROKER CONTACT

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Broker Protected: Unknown  
Owner or Broker: Jeff Hassman  
Phone: 319-610-7492  
E-Mail: jhassman@cvpadvisors.com

## TRANSPORTATION SUMMARY

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Nearest Interstate: I-380- 11 miles  
Nearest 4-Lane Highway: US Hwy 20- 0.5 miles  
Nearest Commercial Airport: Waterloo Regional Airport- 8.6 miles  
Rail Served: No