

900 Technology Pkwy - Warehouse

Available Sq. Ft: 20,000

ADDRESS

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

PROPERTY AND AREA DESCRIPTION

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

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

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

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

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

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

TRANSPORTATION SUMMARY

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