

ADDRESS

5814 Westminster Drive
Available Sq. Feet: 7,440
Cedar Falls, IA 50613 (Black Hawk)

PROPERTY AND AREA DESCRIPTION

Great building in Cedar Falls Industrial Park. 7,440 square feet available for lease. Building offers great parking front and rear of building. Available lease space could be used for retail, office or warehouse space.

BUILDING DETAILS

Total Sq. Ft: 30,528	Building Type: Flex Tech
Number of Stories: 1	Year Built: 2000
Ceiling Peak (ft): 0	Ceiling Eaves (ft): 0
Expandable: No	Can Subdivide: No
Zoning: Industrial-Light	Construction Type: Metal or Steel
Former Use: Show room	Within City Limits: Yes
Site Size (Acres): 2.74	Lease Rate: \$9.00
Lease Terms: Gross Industrial	

SITE DESCRIPTION

Land with Building(Acres): 2.74
Adjacent Land for Sale(Acres): 0
Within 100 Year Flood Plain: No
Phase 1 Environmental Audit Completed: Unknown

UTILITIES SUMMARY

Electric Distribution: Cedar Falls Utilities
Natural Gas Distribution: Cedar Falls Utilities
Telecommunications Local Service Providers: Cedar Falls Utilities offers two options:
1. Broadband access through cable modems
2. Direct Fiber to site
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 & Chamber
Address: 10 W 4th Street, Suite 310
Waterloo, Iowa 50701
Phone: 319-232-1156
Fax: 319-233-4580
E-Mail: lskubal@cedarvalleyalliance.com
www.cedarvalleyalliance.com

BROKER CONTACT

Broker Protected: Yes
Owner or Broker: Sulentic-Fischels Commercial Group
Contact Name: Matt Miehle
Phone: 319-234-5000
E-Mail: matt@mattandfred.com

TRANSPORTATION SUMMARY

Nearest Interstate: I-380- 9.1 miles
Nearest 4-Lane Highway: Hwy 20- 2.4 miles
Nearest Commercial Airport: Waterloo Regional Airport- 7.19 miles
Rail Served: No