

# Technology Park Warehouse (DS)

Available Sq. Ft: 40,000

## ADDRESS

6813 Technology Parkway  
Available Sq. Feet: 40,000  
Cedar Falls, IA 50613 (Black Hawk)

## PROPERTY AND AREA DESCRIPTION

Warehouse space available for lease in the nationally recognized Cedar Falls Industrial & Technology Park. 40,000 sq ft, two 8' x 9' docks with ability to add a third. Building divisible to 10,000 sf segments if desired. Two overhead 20' x 16' doors. 20 foot clear ceiling height. Located with immediate access to Highways 20, 58, 218, and Interstate 380 with close proximity to I 80 and I 35. Available Summer /Fall 2016.

## BUILDING DETAILS

Total Sq. Ft: 40,000	Building Type: Industrial, Warehouse & Distribution
Number of Stories: 1	Year Built: 2016
Ceiling Peak (ft): 20	Ceiling Eaves (ft): 0
Expandable: Unknown	Can Subdivide: Yes
Zoning: Industrial-Light	Construction Type: Metal or Steel
Within City Limits: Yes	Site Size (Acres): 4.00
Lease Rate: \$4.50	Lease Terms: Triple Net

## SITE DESCRIPTION

Land with Building (Acres): 4  
Within 100 Year Flood Plain: No  
Phase 1 Environmental Audit Completed: Yes

## UTILITIES SUMMARY

Electric Distribution: Cedar Falls Utilities  
Natural Gas Distribution: Cedar Falls Utilities  
Telecommunications Local Service Providers: High Speed  
Fiber  
Sewer Distribution: City of Cedar Falls Public Works  
Water Distribution: Cedar Falls Utilities



## ECONOMIC DEVELOPMENT CONTACT

### DETAILS

Contact Name: Lisa Slubal, CEcD  
Organization Name: Greater Cedar Valley Alliance  
Address: 10 W. 4th St, 310  
Cedar Falls, IA 50701  
Phone: 319-232-1156  
Fax:  
[www.cedarvalleyalliance.com](http://www.cedarvalleyalliance.com)

## BROKER CONTACT

Broker Protected: Yes  
Owner or Broker: CBRE | Hubbell Commercial  
Contact Name: Morey Knutson, SIOR  
Phone: 515-221-6673  
E-Mail: [morey.knutsen@cbre-hubbell.com](mailto:morey.knutsen@cbre-hubbell.com)

## TRANSPORTATION SUMMARY

Nearest Interstate: I-380- 16 miles  
Nearest 4-Lane Highway: US Highway 20- 1 miles  
Nearest Commercial Airport: Waterloo Regional (ALO)- 10  
miles  
Rail Served: No