

ADDRESS

5801 Westminster Drive
Available Sq. Feet: 15,000
Cedar Falls, IA 50613 (Black Hawk)



PROPERTY AND AREA DESCRIPTION

Like New warehouse space in prime Cedar Falls Industrial Park location. Docks and doors as needed. 24 ft high.

About Industrial & Technology Park

Cedar Falls offers state-of-the-art technology, progressive industry partners, and an abundant labor force that embraces a strong work ethic. When combined with our educational resources, recreational facilities, and cultural amenities, a synergy is created that makes the Cedar Falls Industrial and Technology Park one of the premier destinations for manufacturing, distribution, and corporate office facilities in the United States.

BUILDING DETAILS

Total Sq. Ft: 32,500	Building Type: Industrial, Warehouse & Distribution
Number of Stories: 1	Year Built: 2005
Ceiling Peak (ft): 24	Ceiling Eaves (ft): 0
Expandable: Yes	Can Subdivide: Unknown
Zoning: Industrial-Light	Construction Type: Metal or Steel
Within City Limits: Yes	Site Size (Acres): 3.46
Lease Rate: \$5	Lease Terms: Gross

SITE DESCRIPTION

Land with Building (Acres): 3.46
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
Sewer Distribution: Cedar Falls Utilities
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, 310
Waterloo, IA 50701
Phone: 319-232-1156
Fax: 319-233-4580
E-Mail: lskubal@cedarvalleyalliance.com
www.cedarvalleyalliance.com

BROKER CONTACT

Owner or Broker: Harbaugh Winner Iowa Realty
Contact Name: Ted Winner
Phone: 319-240-0105
E-Mail: ted-w@mchsi.com

TRANSPORTATION SUMMARY

Nearest Interstate: I-380- 15 miles
Nearest 4-Lane Highway: US Highway 20- 2 miles
Nearest Commercial Airport: Waterloo Regional (ALO)- 10 miles
Rail Served: No