



2239 Heinz Rd, Iowa City

72,000 SF Warehouse with Office and Docks

FOR SALE \$2,800,000 OR FOR LEASE \$4/SF NNN



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2239 Heinz Road, Iowa City

72,000 SF of warehouse space for sale(\$2,800,000) or lease(\$4/SF NNN or \$30,660/month gross) for your manufacturing, industrial, commercial warehouse business. There are 5" concrete floors with Reznor gas heat. There is one 12'x14' roll-up door and two 9'x10' dock doors with load levelers. The eave height is 23'. There is minimal office build out, extra truck parking, and turn around areas installed. Tenant is responsible for own snow removal.

PropertyWarehouse with office space
Sale Price\$2,800,000
Lease Price\$4/SF NNN or \$30,660/
month gross (includes taxes,
insurance, building maintenance)
Owner.....Hieronymus
ZoningI-1, Manufacturing, Industrial,
Warehouse
Size.....72,000 SF, 4.36 Acres
Year Built..... 1997
Directions North on Heinz Rd from Hwy 6
or west of Heinz Rd from Scott
Blvd. Office entry on northeast
corner of building.
Highlights.....• Ideal location in Iowa City
adjacent to Hwy 6
•Large space with many
possibilities; office and extra truck
parking with turn around areas
•One 12'x14' roll-up door and two
9'x10' dock doors with load levelers



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This information is deemed reliable, but is not guaranteed.