

FOR LEASE



3305 SW HWY 1, STE 27, IOWA CITY **\$1,925 / GROSS**

2400 SF commercial flex space with a 12x14 OH door on the north side facing Hwy 1 and a 2nd 12x14 in the rear facing south to the large parking lot. 1 bathroom, radiant heat, floor drains at OH doors, insulated walls, R-30 ceiling, 200 amp 3 phase electric, LP gas, 5" reinforced concrete floor & 16' clear height. Water service is private well, sanitary service is private septic system. Front parking is chip n seal, rear is concrete. Monthly rent is \$1800 base plus \$125 in HOA fees. Great signage opportunities with well over 7500 cars per day. Sorry no automotive users. Occupancy is negotiable. 24 hr notice to show.

Information deemed reliable, but not guaranteed.

Total Monthly Rent: \$1,925.00

Base Rent: \$1,800.00

Condo Fees: \$125.00

Type of Lease:

Gross

Zoning:

CH

Total Sqft:

2400 SQFT

Traffic Count:

6,400 cars on Hwy 1 SW per day

Directions:

West on Hwy 1 from US 218. Less than 2 miles southwest of Menards.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

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🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

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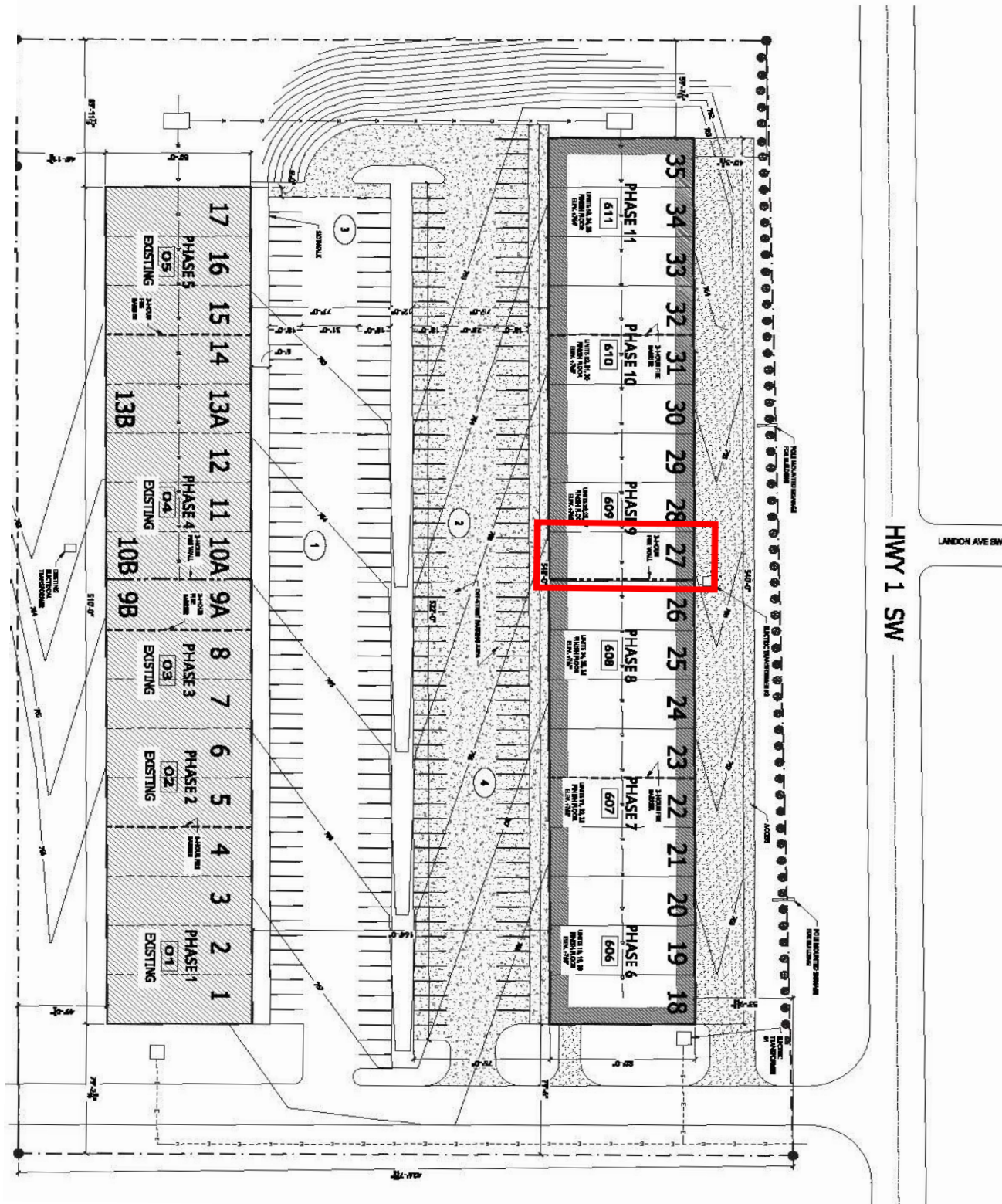
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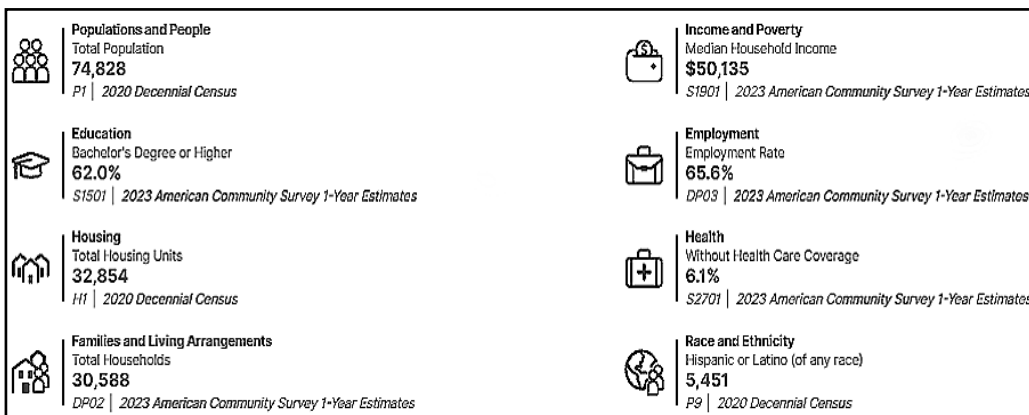
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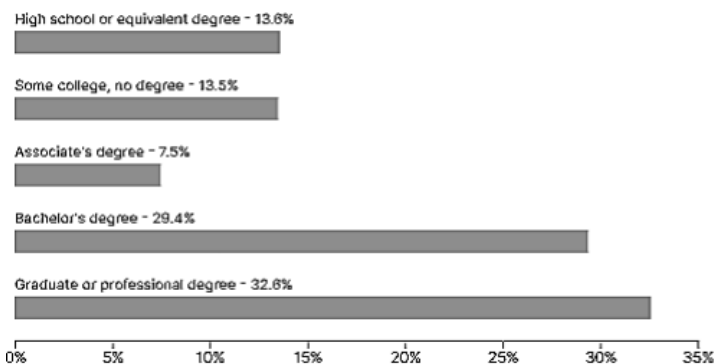
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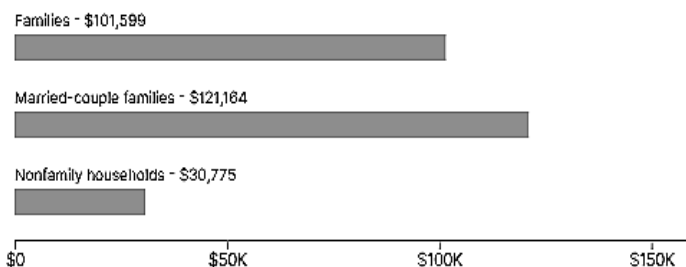
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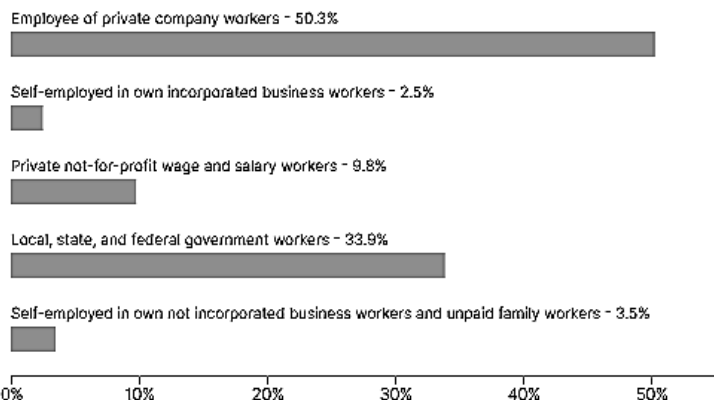
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

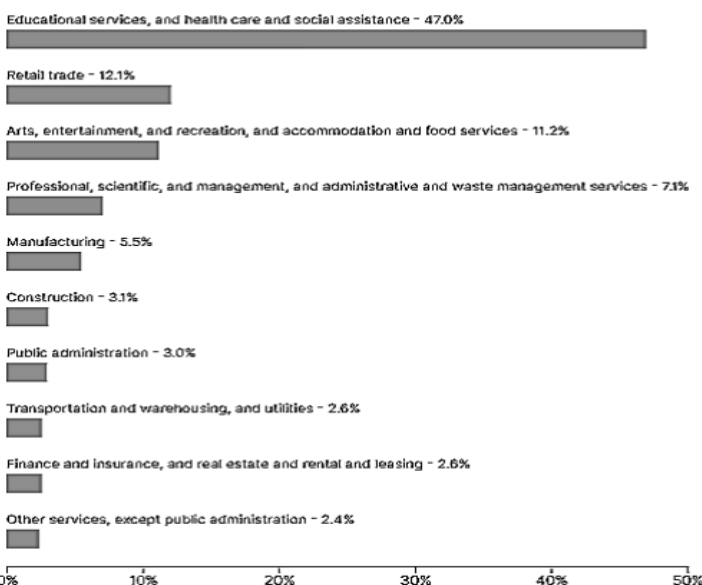


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

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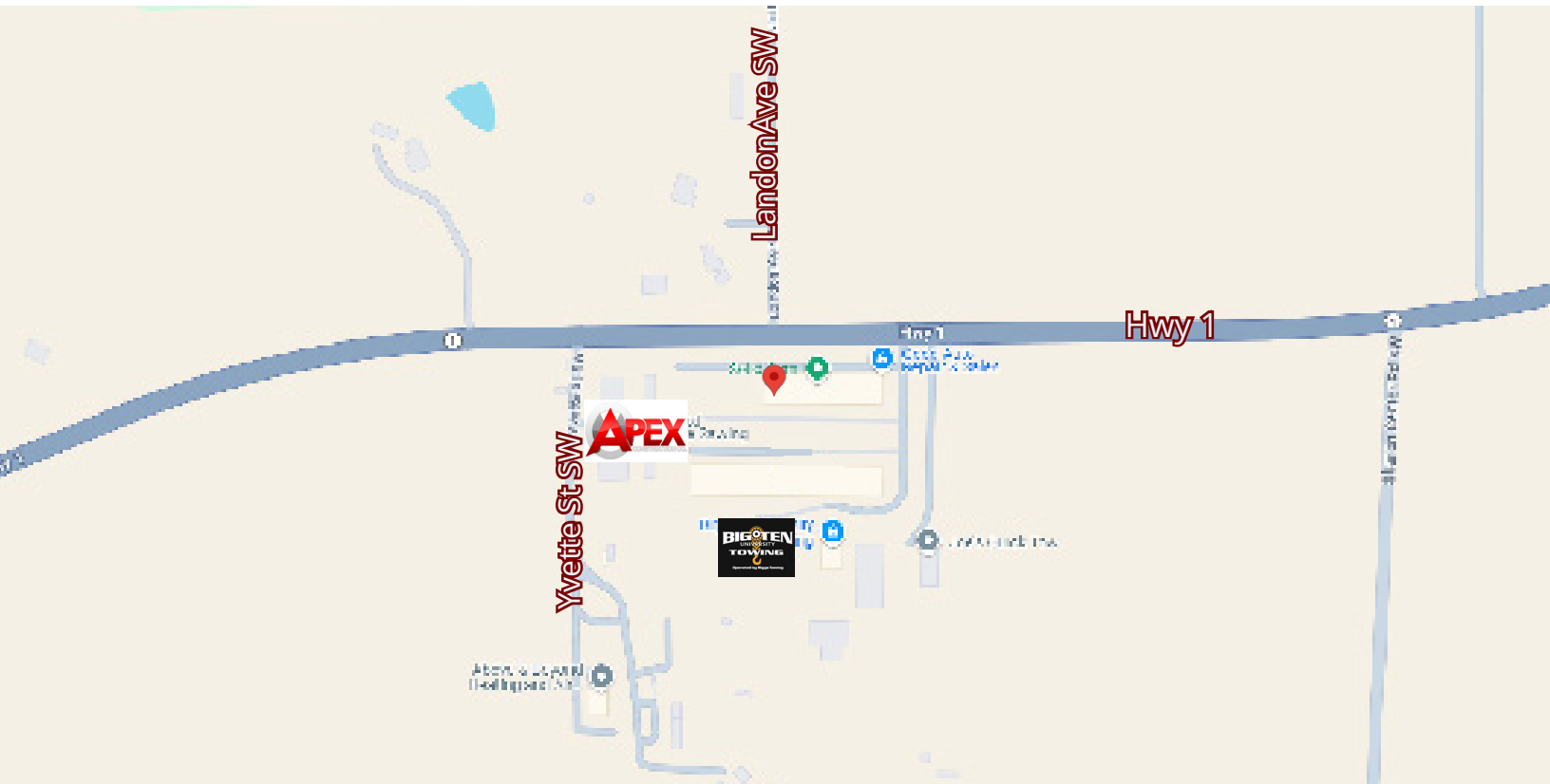
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