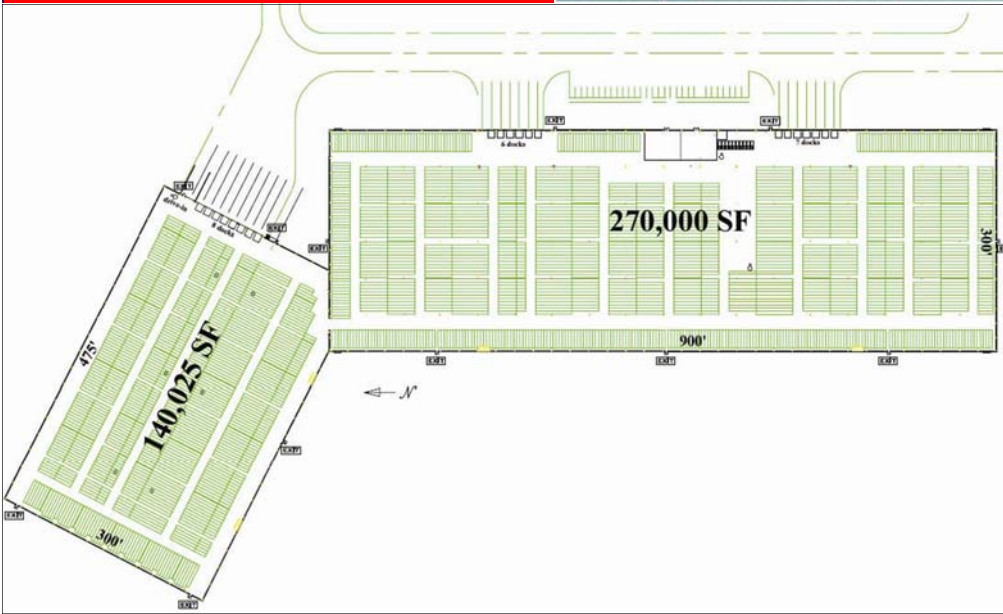


FOR SALE OR LEASE  
INDUSTRIAL OPPORTUNITY

FORMER PROCTER & GAMBLE  
DISTRIBUTION CENTER

2900 HEARTLAND DRIVE • CORALVILLE, IOWA



DISTANCE TO CITIES:

CHICAGO, IL:	223 MILES
DES MOINES, IA:	100 MILES
KANSAS CITY, MO:	312 MILES
MINNEAPOLIS, MN:	265 MILES
MILWAUKEE, WI:	242 MILES
OMAHA, NE:	251 MILES
ST. LOUIS, MO:	291 MILES

Exclusive marketing by:

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The information contained herein is deemed reliable but not guaranteed by Iowa Realty Commercial.

# FOR SALE OR LEASE INDUSTRIAL OPPORTUNITY

## FORMER PROCTER & GAMBLE DISTRIBUTION CENTER

2900 HEARTLAND DRIVE • CORALVILLE, IOWA



UP TO	410,000 SF AVAILABLE
BUILDING A:	270,000 SF (900'x300')
BUILDING B:	140,000 SF (475'x300')
SALE PRICE:	\$13,900,000
LEASE RATE:	\$3.50 NNN

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### PROPERTY SPECIFICATIONS:

BUILDING AREA:	410,000 SQUARE FEET		
OFFICE AREA:	2,100 SQUARE FEET		
LAND AREA:	24.72 ACRES		
YEAR BUILT:	1992		
CONSTRUCTION:	Tilt-up & Steel		
FLOORS:	6" NOT REINFORCED		
ROOF SYSTEM:	METAL STANDING SEAM		
CLEAR HEIGHT:	28'		
DOCK DOORS:	21	DRIVE-IN DOORS:	1
TRAILER PARKING:	25 trailer positions		
SECURE DROP LOT:	20 trailer positions		
AUTOMOBILE PARKING:	30 stalls		

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