

Newton Business Center

927 N. 19th Avenue E., Newton, Iowa

**FOR
LEASE**



Property Description

- ◆ +/- 1,303,943 Square Feet Available For Lease (Both Buildings)
- ◆ Former Use: Appliance Manufacturing and Warehouse Distribution Facility
- ◆ Rail Served: Iowa Interstate
- ◆ Sprinkler Wet
- ◆ **Building #1- Manufacturing/Whse**
 - ◆ Clear Heights - 21' to 45'
 - ◆ Avg. Column Spacing 50' x 50'
 - ◆ Crane Served: Up to 40 Ton
 - ◆ Heavy Power (1 Substation 13.2 KV @ 480 Volt Service)
 - ◆ Heating: Proposed Conversion from Steam to Gas Forced Air Rotation
 - ◆ Plenty of Restrooms Throughout
 - ◆ +/- 47,280 SF 3-Story Office Bldg
- ◆ **Building #2- Distribution Center**
 - ◆ Clear Heights - 18'
 - ◆ Column Spacing 27' x 46'
 - ◆ Heating: Proposed Conversion from Steam to Gas Forced Ceiling Mounted Heat or Air Rotation

<u>Building</u>	<u>Square Feet</u>	<u>Rate (PSF)</u>	<u>Est. 2009/2010 Operating Expenses</u>	<u>Loading*</u>
#1	+/- 896,963 SF	\$1.95-\$2.25 NNN	\$0.66 PSF	43 Docks 3 Drive-In Doors
#2	+/- 406,980 SF	\$2.00 NNN	\$0.66 PSF	19 Docks

Building #1 - Minimum Divisible 24,742 SF

Building #2 - Minimum Divisible 47,422 SF (*More Loading Docks Possible)

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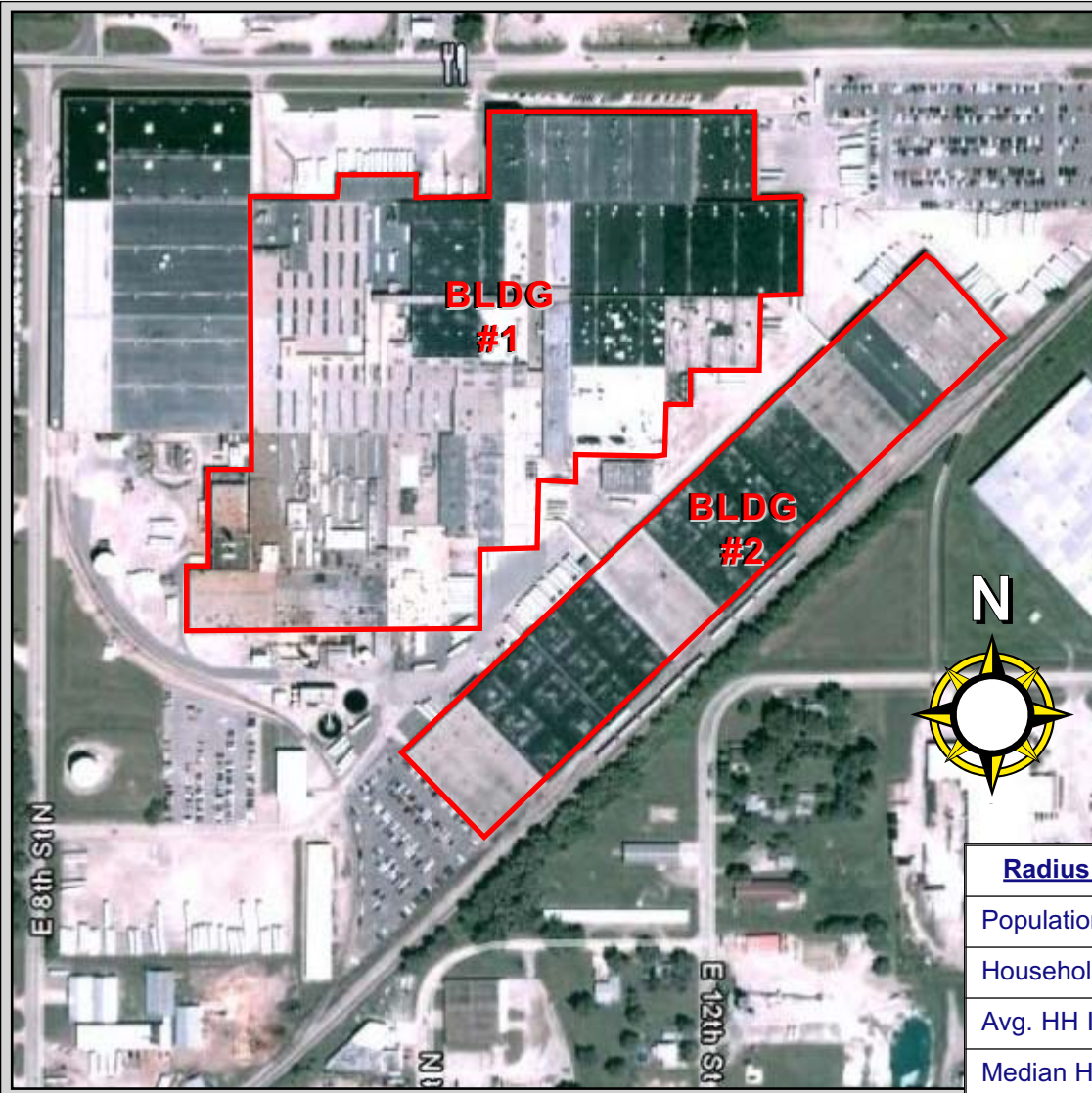
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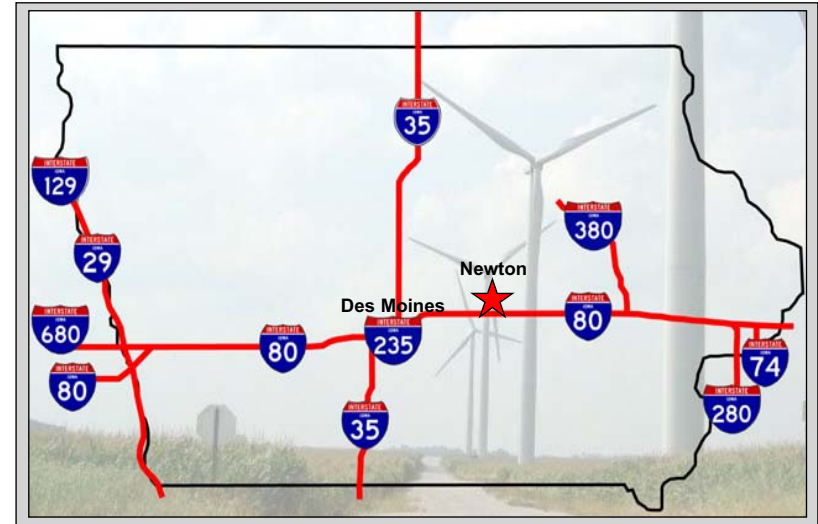
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LOCATION MAP



EASY INTERSTATE ACCESS!

Excellent Central Iowa and Midwest Location. Located 4 Miles from I-80 and 30 miles from Des Moines & I-35

DEMOGRAPHICS (2010)

Radius (miles)	<u>5.0</u>	<u>15.0</u>	<u>30.0</u>
Population	17,832	35,634	272,651
Households	7,580	14,336	105,449
Avg. HH Income	\$52,558	\$56,016	\$61,215
Median HH Income	\$43,536	\$47,411	\$51,398
Avg. Median Age	41.29	40.88	37.31



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

