2101 N LAVISTA HEIGHTS RD

9,360-16,440 SF | \$4.50 SF/YR MODIFIED GROSS2101 N LAVISTA HEIGHTS RD, AVOCA, IA 51521





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OFFERING SUMMARY

LEASE RATE:	\$4.50 SF/YR MG		
Est. Op. Exp.	SF/YR		
Available SF:	9,360 - 16,440 SF		

PROPERTY OVERVIEW

Large warehouse space with multiple drive-in doors located on I-80

PROPERTY HIGHLIGHTS

- Great interstate access
- High visibility from I-80
- Potential for multiple uses
- The building is very clean and well maintained
- 100% air-conditioned and heated building
- Redevelopment/build to suit opportunity





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AVOCA, IA 51521

BUILDING INFORMATION

Building Size	26,470 SF
Min Divisible	9,360 SF
Max Contiguous	16,440 SF
Year Built	2005

SITE INFORMATION

County	Pottawattamie	
Lot Size	4,702,258,440 SF	
Number Of Buildings	1	
Location Description	I-80 & Hwy 59	

OFFERING SUMMARY

LEASE RATE	\$4.50 SF/YR MG
Est. Op. Exp.	SF/YR
Available SF	9,360 - 16,440 SF

DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	1,711	6,071	30,420
Total Households	887	3,123	14,512
Average HH Income	\$62,293	\$63,411	\$69,152





SPACE	SIZE	LEASE RATE	COMMENTS
East Building	9,360 SF	\$4.50 (Modified Gross)	Available now
West Building	16,440 SF	\$4.50 (Modified Gross)	Available Nov. 1st.





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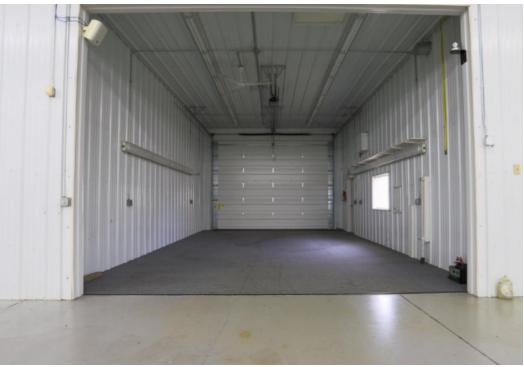
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