

2918 S 9TH STREET

45,000 SF | \$4,750,000

2918 S 9TH STREET, COUNCIL BLUFFS, IA 51501



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2918 S 9TH STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$4,750,000
Building Size:	45,000 SF
Price / SF:	\$105.56
Lot Size:	2.99 Acres
Property Type:	Industrial
Zoning:	I-2

PROPERTY OVERVIEW

Rare opportunity to own a free-standing industrial/flex building on approximately 2.99 acres of fenced outdoor storage with great visibility to the I-29/I-80 corridor in Council Bluffs, IA.

PROPERTY HIGHLIGHTS

- Large pole sign to compliment the already great visibility to the interstate
- Fully fenced in lot, great for outside storage or trailer parking
- 13 oversized overhead doors with automatic openers
- LED fixtures throughout the warehouse
- Fully sprinklered building
- Floor drains throughout the warehouse
- Heavy power, 800 amps of 3 phase 208V service

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BUILDING INFORMATION

Building Size	45,000 SF
Minimum Clear Height	18'
Maximum Clear Height	22'
Construction Type	Metal
Year Built	1987
Building Additions	1997 & 2003
Framing	Steel
Roof Type	Metal
Floor Thickness	6"
Loading Description	8 (14'X16'), 4 (12'X16'), 1 (16'X16')
Floor Drains	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Lot Type	Concrete & crushed rock
Outdoor Storage	Yes

SITE INFORMATION

County	Pottawattamie
Zoning	I-2
Lot Size	2.99 Acres
Location Description	Off of 32nd Ave & 9th St

UTILITIES & AMENITIES

Power	800 amps of 3 phase 208V service
Sprinklers	Wet
Heat	Radiant

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,448	39,949	108,135
Total Households	1,538	17,733	45,914
Average HH Income	\$59,028	\$58,774	\$62,436

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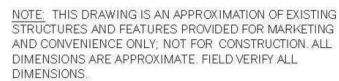
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A diagram showing a quarter circle (90 degrees) with its center labeled N . The quarter circle is shaded gray. The two radii forming the quarter circle are drawn as solid lines, and the arc is also drawn as a solid line.

FLOOR PLAN

2918 S 9th Street

2918 S 9TH STREET

SITE PLAN

Grand Army of the Republic Hwy

SITE

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2918 S 9TH STREET
RETAILER MAP



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ADDITIONAL PHOTOS



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