

Industrial Building

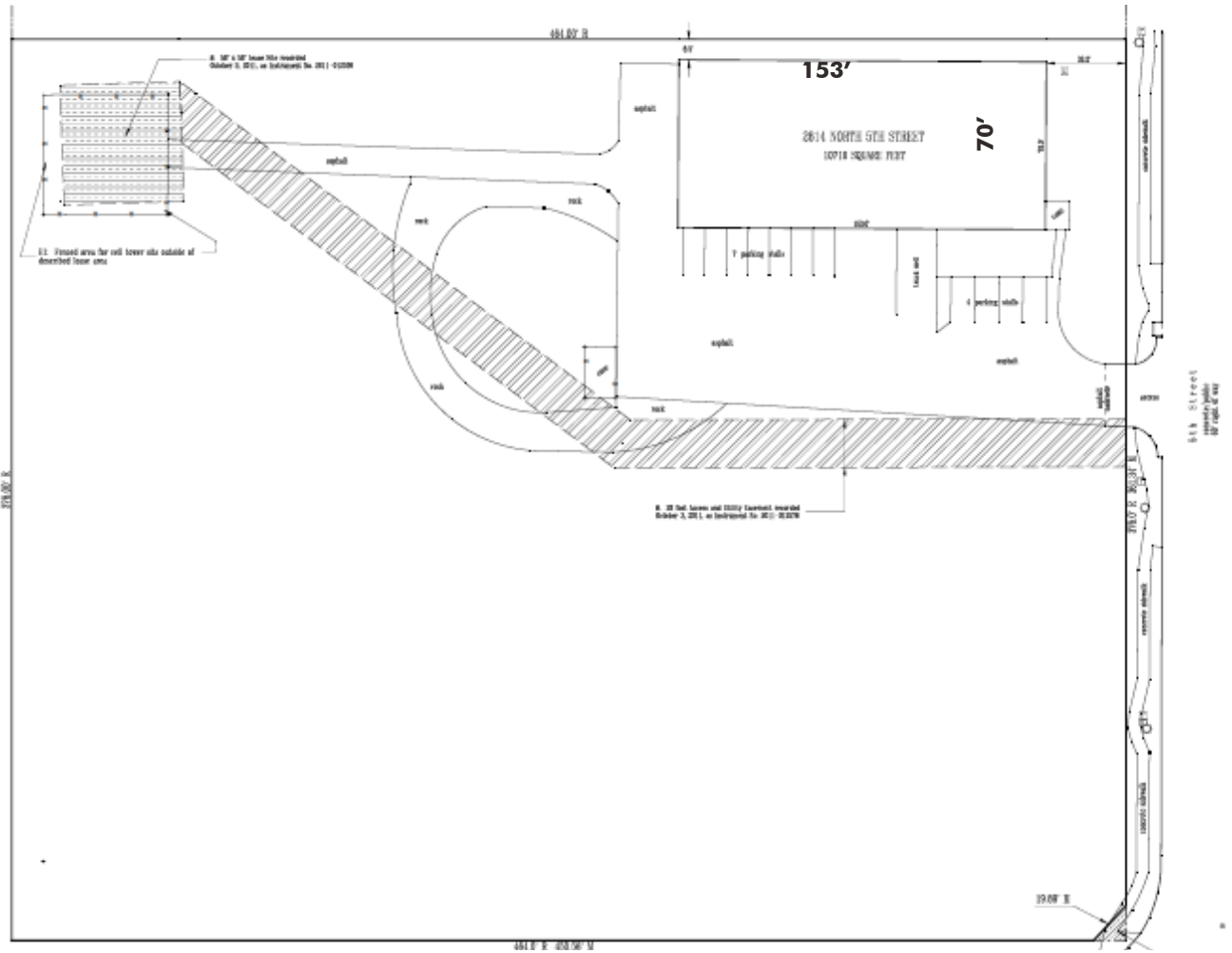
2614 N 5th Street
Carter Lake, IA 51510
www.cbre.us/nebraska



Industrial Building

2614 N 5th Street | Carter Lake, IA 51510

For Lease



Features

- + 1.2 miles to airport (Eppley Airfield)
- + Potential 500 SF of cold storage
- + Total land size 4.0 Acres
- + Land lease price, \$1,500 per acre per month (3.0 acres)
- + 10 minute drive to interstate



Property Information

Building Lease Price	\$8.95 PSF, NNN
Land for Lease	3.0 AC
Land Lease Price	\$52,272 Per Year
Taxes	\$1.94 PSF
Insurance	\$0.50 PSF

Building Features

Building Size	10,710 SF	Water	In Warehouse
Lot Size	4.0 AC	Warehouse Heat	Radiant
Parking Area	15 parking stalls	Air Compressor	Yes - with hookups
Outside Storage	Yes	Dock Door	14' x 12'
Year Built	1979	Drive-In Doors	12' x 14' / 14' x 14'
Office Space	1,600 SF (includes breakroom, heating/air)	Air Conditioning	Yes - 100%
Warehouse Space	9,110 SF	Floor Drains	Trench
Cold Storage	Potential 500 SF	Automatic Doors	Yes
Power	277/480/4 wire - 220/outlets and 0220 plugs	Fire Sprinkler	No
Ceiling Height	16'	Zoning	M-1 - Industrial

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Contact Us

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