

# For Lease

301 Village Drive Tiffin, Iowa 52340 +/- 7,500 - 97,500 SF flex building for lease in Iowa City MSA



Conctact broker for more information

Michael Minard, CCIM

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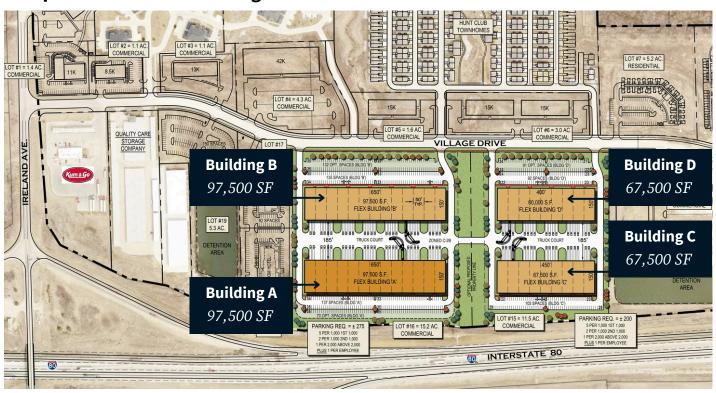
### Property information

Available	± 7,500 to 97,500 SF 4 buildings
Lease rate	Call broker for pricing
Zoning	Industrial
Regional proximity	Iowa City   9 miles Des Moines   106 miles Chicago   228 miles



### Site plan

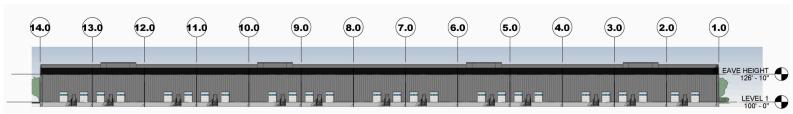
#### **Proposed industrial buildings for lease**



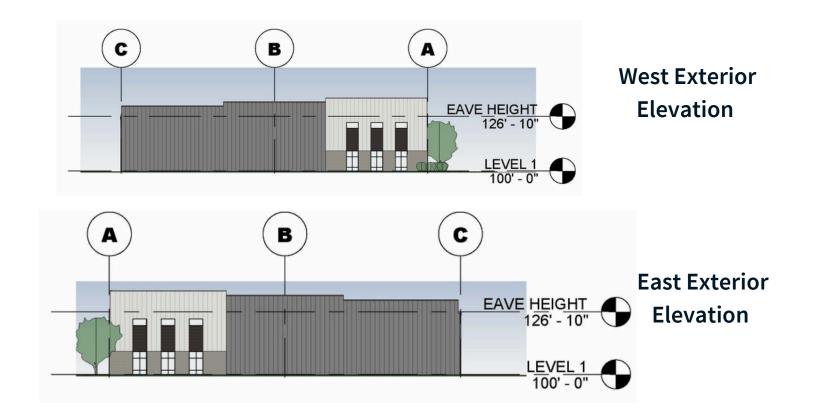


### Conceptual renderings





**North Exterior Elevation** 





#### Features

- Drive and docks available in each bay
- 28' clear height
- 50' x 54' column spacing
- 20' candle LED lighting
- BTS office space
- Interstate 80 signage available
- Ample car parking

## Demographics

Access	Interstate 80 < 0.15 miles Interstate 380 < 2.5 miles		
Regional proximity	Iowa City   9 miles Des Moines   106 miles Chicago   228 miles		

	5 mile	10 miles	15 miles
Est. population	44,522	140,671	170,622
Est. households	17,551	56,709	68,417
Est. Average HH income	\$117,358	\$104,211	\$106,646



## Regional location





Des Moines,	Omaha,	Chicago,	Kansas City,	Minneapolis,
lowa	Nebraska	Illinois	Missouri	Minnesota
1.5 hours	3.5 hours	4 hours	4 hours	4.5 hours



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### Conctact broker for more information

ill.com/des-moines

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