

For Lease

301 Village Drive
Tiffin, Iowa 52340

**+/- 7,500 - 97,500 SF
flex building for lease
in Iowa City MSA**



University of Iowa



U of I Old Capitol



Iowa City



I-80/I-380 Interchange

Contact broker for
more information

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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



± 0.15 miles
to I-80



± 76 miles to FedEx
freight facility



± 17 miles to Eastern
Iowa Airport



± 2.5 miles
to I-380



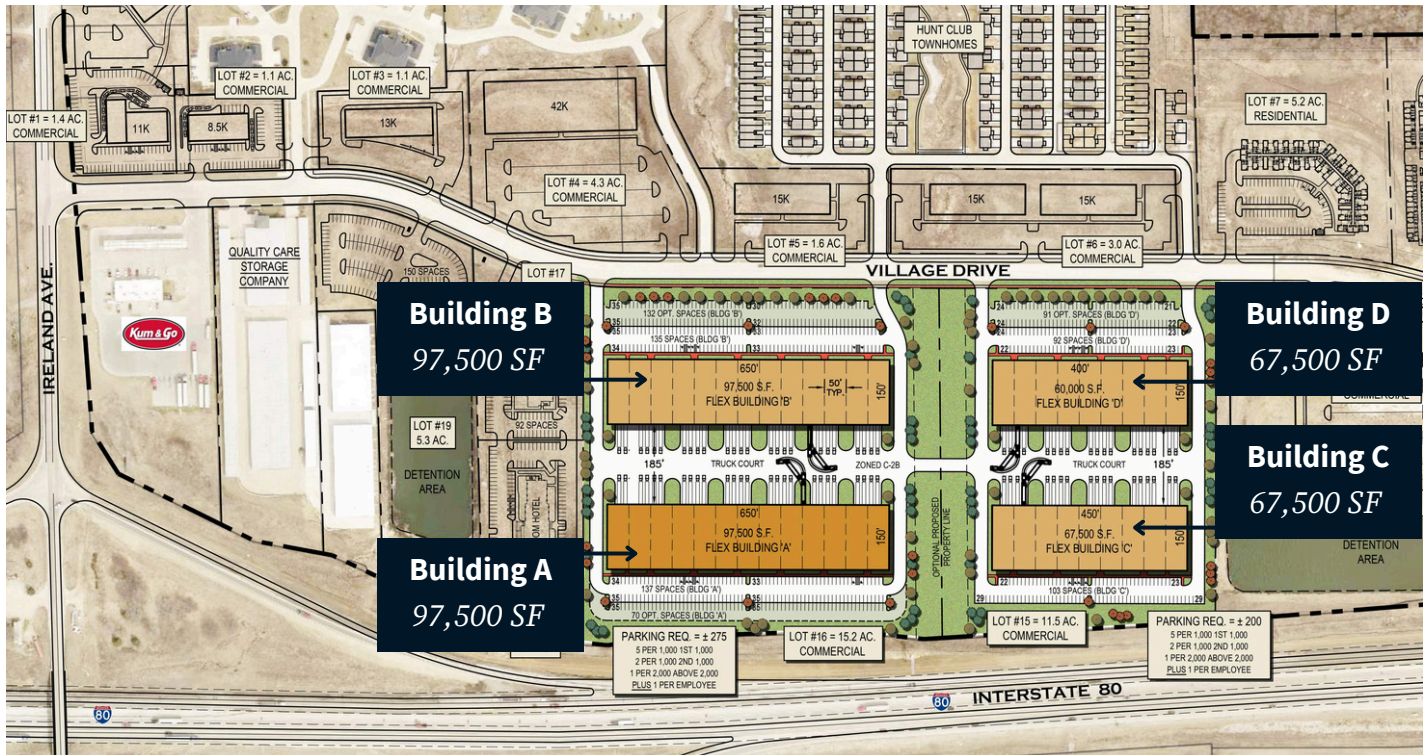
± 11 miles to UPS
freight facility



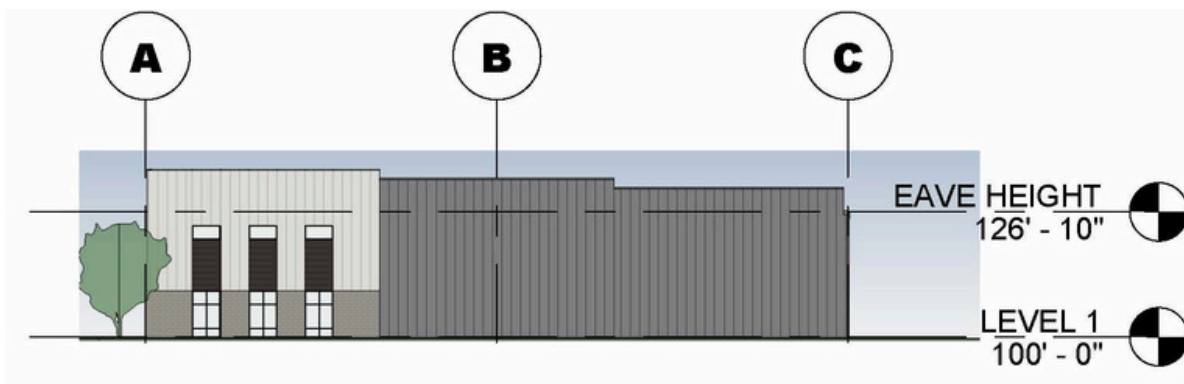
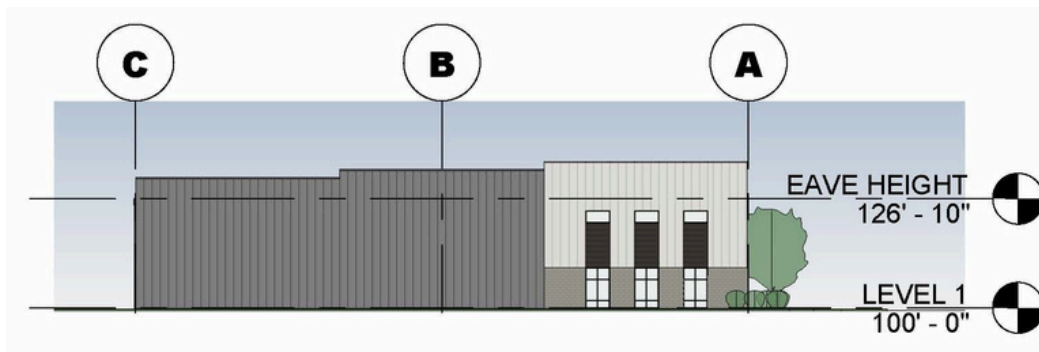
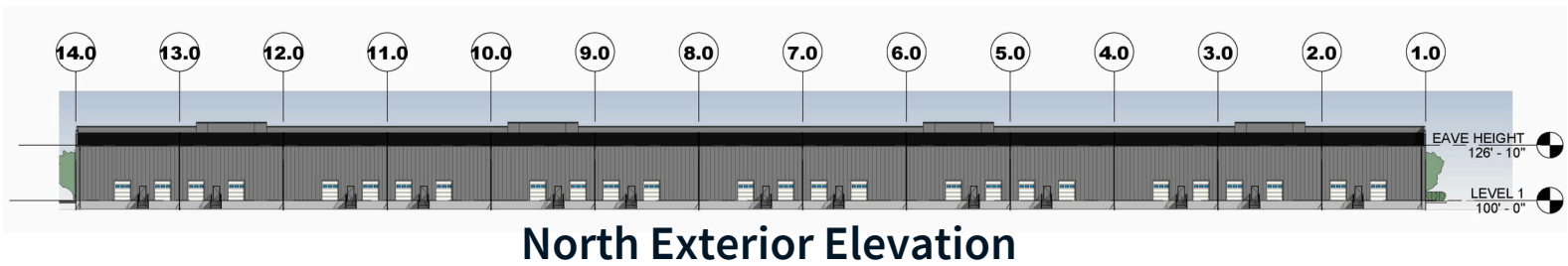
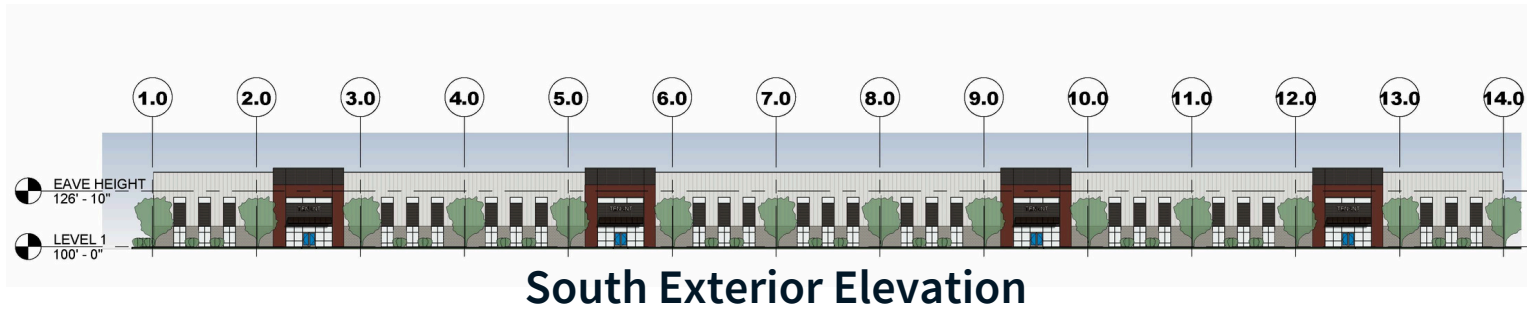
± 9.7 miles to Iowa
City Municipal
Airport

Site plan

Proposed industrial buildings for lease



Conceptual renderings



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



Drive times to nearby cities

**Des Moines,
Iowa**
1.5 hours

**Omaha,
Nebraska**
3.5 hours

**Chicago,
Illinois**
4 hours

**Kansas City,
Missouri**
4 hours

**Minneapolis,
Minnesota**
4.5 hours

For lease

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