

# 810,000 SF

**Industrial space**

Potential Build-to-Suit



## Council Bluffs Commerce Center

**Interstate 80 & Highway 6 (E. Kanesville Blvd. & Hunt Ave.)**

Council Bluffs, Iowa 51503

### Pricing

Call broker for pricing

### Property specifications

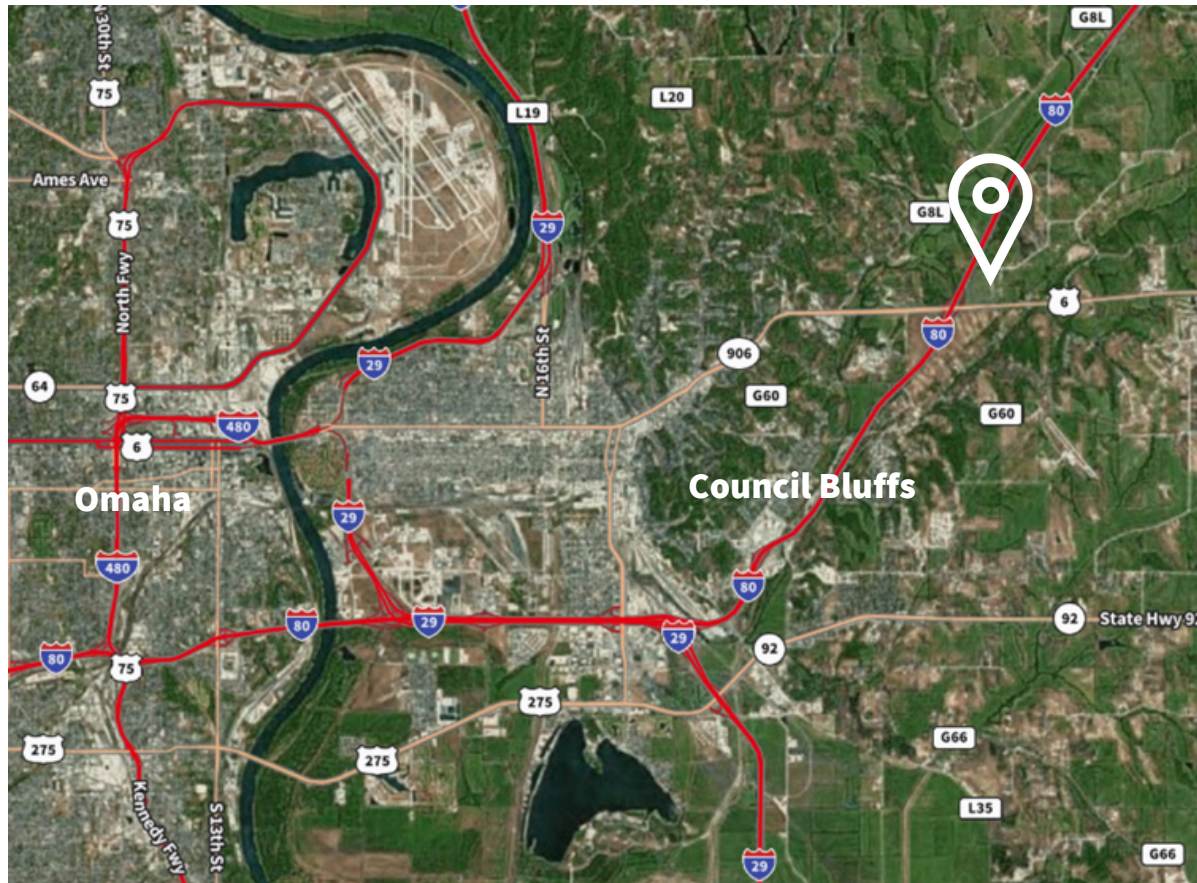
- Up to 810,000 SF available (divisible)
- Cross-dock available
- Offices to suit
- 32' - 36' clear height
- 50' x 50' column spacing
- Trailer storage: Up to 419 truck stalls
- Car parking: 563 stalls
- 10-year tax abatement program



## Industrial space for lease



## Location



**For Lease - 810,000 SF**  
Up to 810,000 SF Industrial Warehouse

## Property details

**7 miles**  
to I-29

**.5 miles**  
to I-80

**9 miles**  
to FedEx Freight  
facility

**20 miles**  
to UPS Freight  
facility (Omaha)

**17 miles**  
to Omaha  
Eppley Airfield

## Regional proximity

**Ames**  
163 miles

**Kansas City**  
184 miles

**Cedar Rapids**  
125 miles

**Minneapolis**  
370 miles

**Omaha**  
10 miles

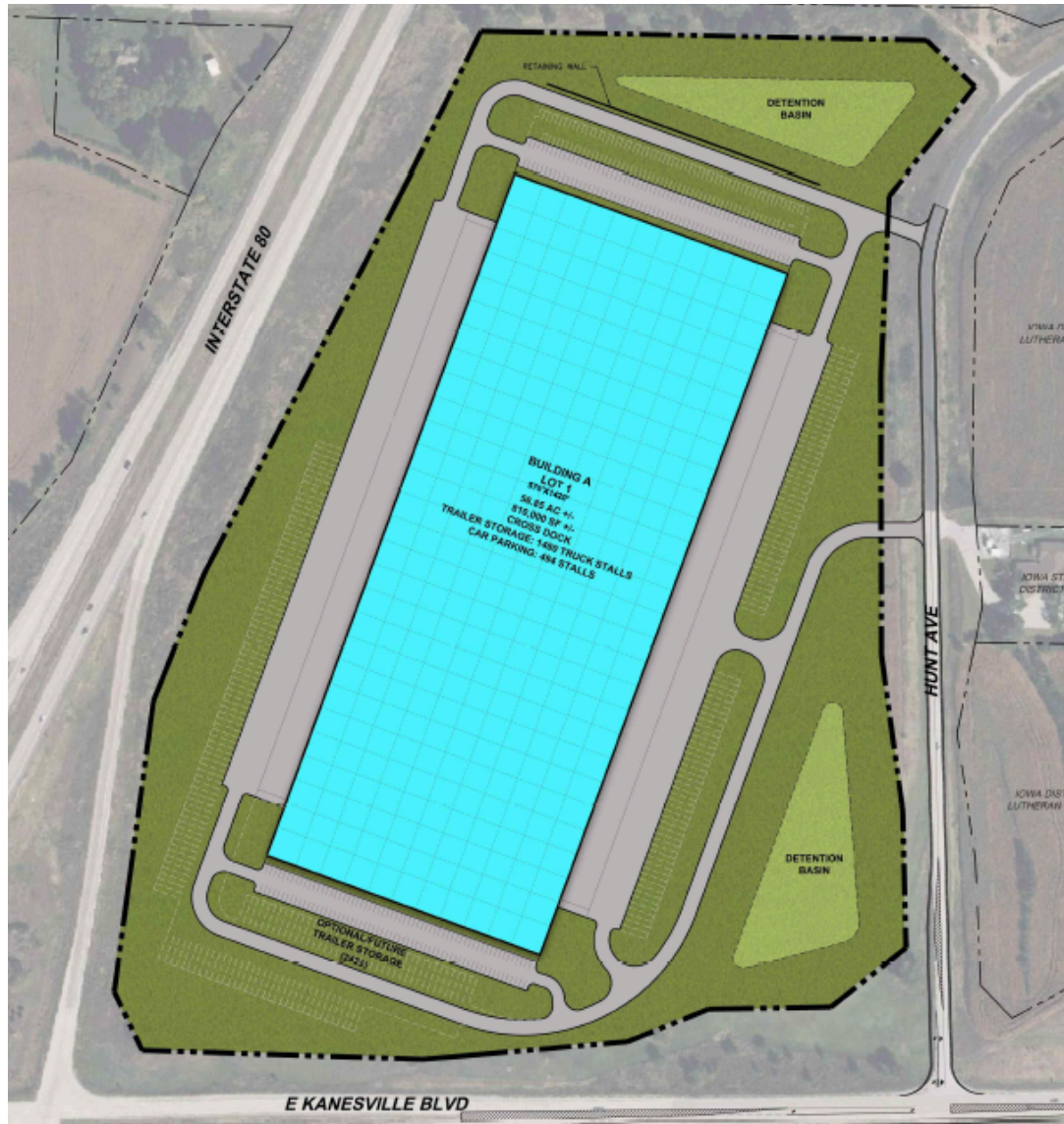
**Chicago**  
471 miles

**St. Louis**  
430 miles



# Conceptual site plans

Industrial space for lease



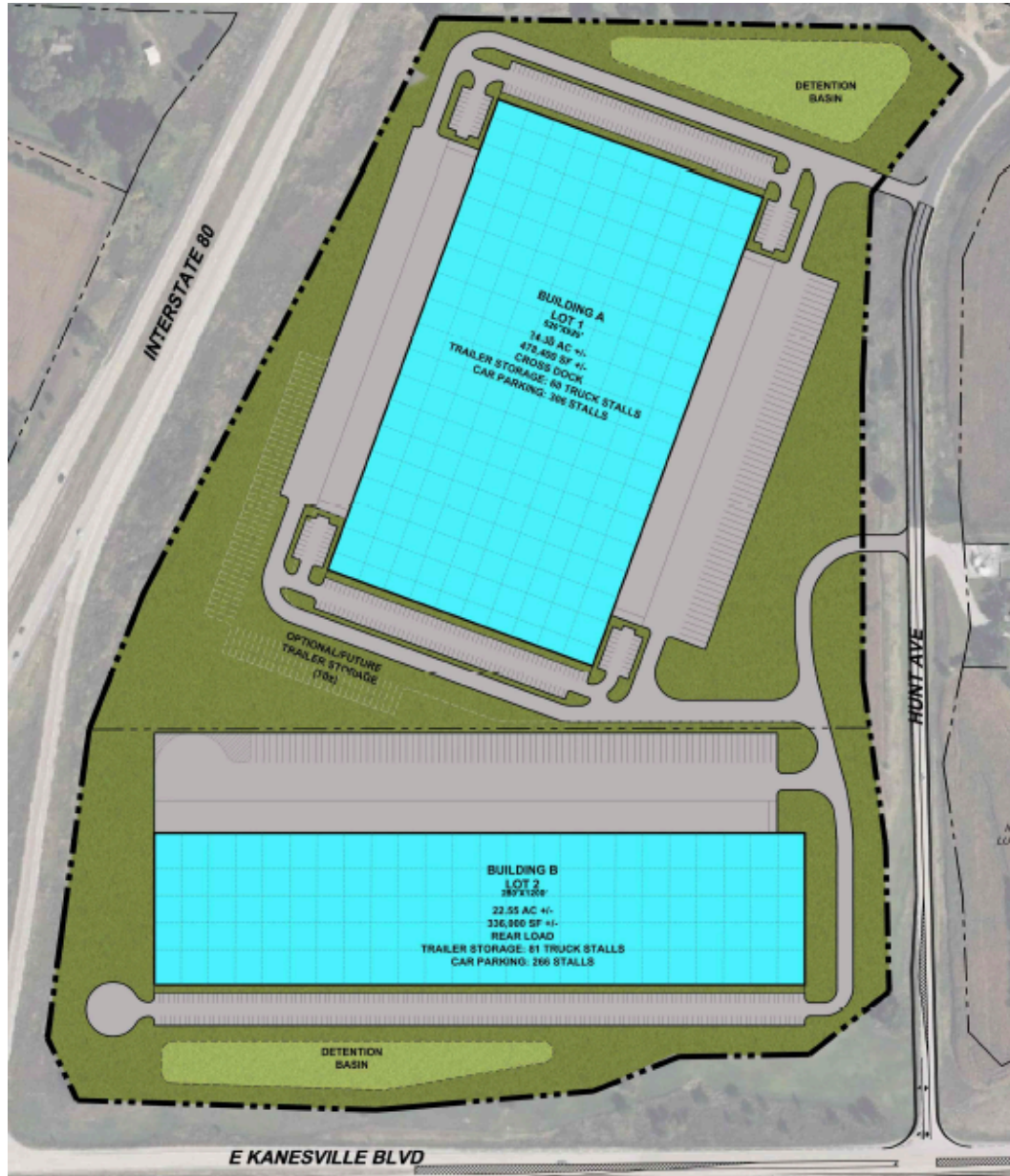
## Property specifications

**Building A: +/- 810,000 SF available (divisible)**

- Building dimensions: 570' x 1420'
- +/- 57.45 acres
- Cross-dock
- Trailer storage: Up to 442 truck stalls
- Car parking: 362 stalls
- 32' - 36' clear height
- Dock doors: TBD
- Drive-in Doors: TBD
- 50' x 50' column spacing
- ESFR sprinklers
- 4,000 amp power
- Energy efficient LED lighting

# Conceptual site plans

## Industrial space for lease



## Property specifications

### Building A (Lot 1): +/- 478,400 SF

- Building dimension: 520'x 920'
- Lot size: +/- 34.79 ac
- Cross dock available
- Trailer storage: Up to 245 truck stalls
- Car parking: 297 stalls
- 36' clear height
- Docks: 50 (expandable)
- Drive-in doors: 4
- ESFR sprinklers
- Energy efficient LED lighting

### Building B (Lot 2): +/- 336,000 SF

- Building dimension: 280'x 1200'
- Lot size: +/- 22.66 ac
- Rear load
- Trailer storage: 174 truck stalls
- Car parking: 266 stalls
- 32' clear height
- Docks: 26 (expandable)
- Drive-in doors: 2 (expandable)
- ESFR sprinklers
- Energy efficient LED lighting



# Council Bluffs Commerce Center

Industrial space for lease



JLL

**Michael, Minard, CCIM**  
Vice President

+1 563 508 4649  
michael.minard@jll.com

**Marcus R. Pitts, CCIM, SIOR**  
Senior Managing Director

+1 515 556 4727  
marcus.pitts@jll.com

**Austin Hedstrom**  
Senior Vice President

+1 515 414 1767  
austin.hedstrom@jll.com



[jll.com/des-moines](https://jll.com/des-moines)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.