JLL SEE A BRIGHTER WAY

FOR LEASE · IOWA CITY, IOWA

2630 Independence Road

105,000 – 150,000 SF of warehouse space on the west end of a 350,000 SF distribution building

Scott-Six Industrial Park | Iowa City, IA 52240 | Zoned I-1 General Industrial



105K–150K
SF available
on the west end

$5.95 /SF
Lease rate
NNN, per year

$1.37 /SF
Estimated OPEX
(2026)

5.1 mi
to I-80 (Exit 249)
0.5 mi to US-6

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THE PROPERTY

Building overview



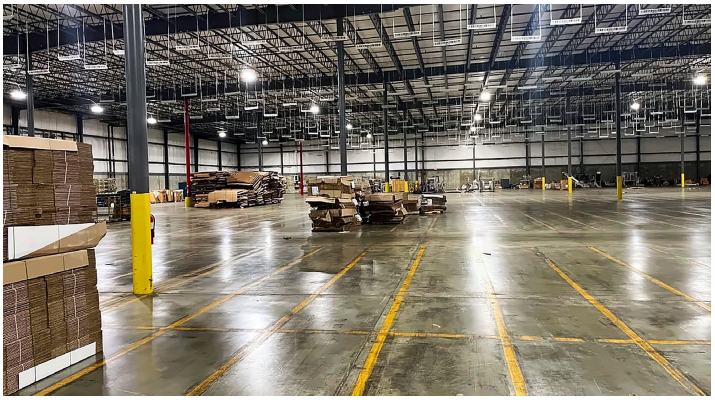
2026 aerial, Johnson County GIS. Outlines approximate; final demising per landlord.

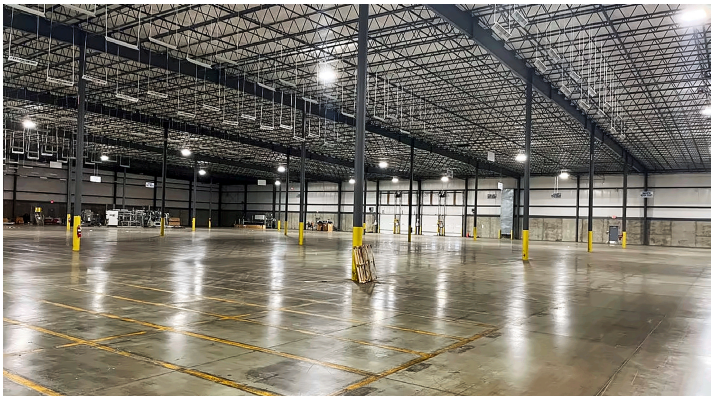
AVAILABLE SPACE

Available	**105,000 – 150,000 SF**
Location in building	**West end**
Lease rate	**$5.95/SF NNN**
Est. OPEX	**$1.37/SF (2026)**
Dock doors	**8**
Office	**Small office with restrooms**
Clear height	**30'**
Parking	**Ample trailer and auto parking**

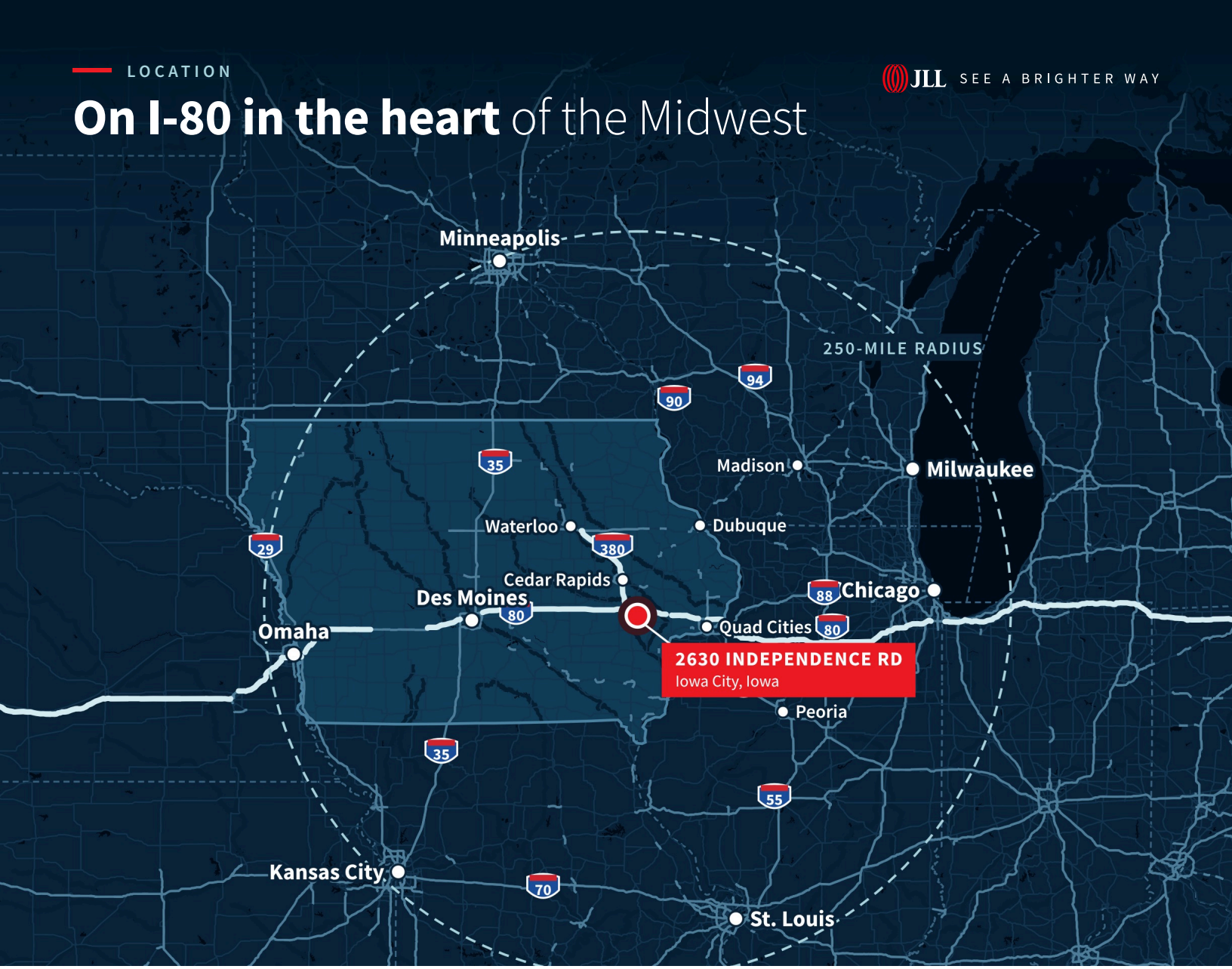
BUILDING & SITE

Building size	**350,000 SF**
Year built	**2003**
Site	**17.15 acres**
Zoning	**I-1 General Industrial (Iowa City)**
Fire protection	**ESFR sprinkler system**
Power	**3-phase, 480V, 2,000A**
Lighting	**LED w/ motion sensors (2020)**
Utilities	**MidAmerican Energy electric & gas; City of Iowa City water**





On I-80 in the heart of the Midwest



ROAD MILES FROM THE SITE

Cedar Rapids	31 mi
Quad Cities	56 mi
Waterloo	86 mi
Dubuque	87 mi
Des Moines	119 mi
Madison	178 mi
Chicago	222 mi
Omaha	253 mi
St. Louis	262 mi
Milwaukee	263 mi
Minneapolis	307 mi
Kansas City	311 mi

ACCESS

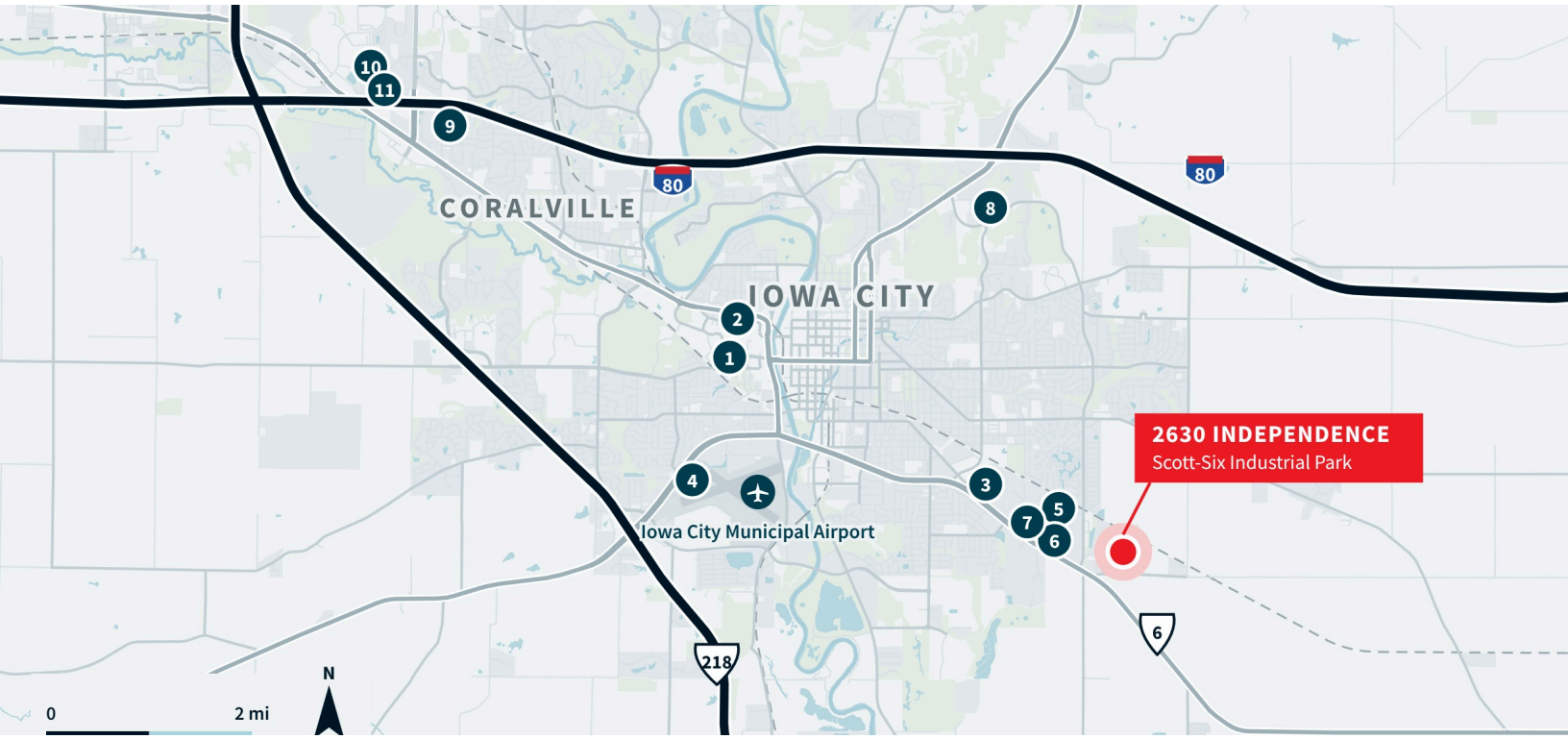
US Hwy 6	0.5 mi
I-80, Exit 249 (Herbert Hoover Hwy)	5.1 mi
I-80, Exit 246 (IA-1 / Dodge St)	5.6 mi
US-218 at IA-1	5.7 mi
I-80 / I-380 / US-218 interchange	11.2 mi
Iowa City Municipal Airport	4.7 mi
Eastern Iowa Airport (CID)	27.3 mi

47,600 vehicles/day on I-80 west of Exit 249, including **13,900 trucks** (Iowa DOT, 2025 AADT)

Road distances via OpenStreetMap routing; airport and interchange distances by road from the site.

THE MARKET

Iowa City area employers & workforce



1. University of Iowa & UI Health Care
2. Iowa City VA Health Care System
3. Procter & Gamble – Beauty Care
4. Procter & Gamble – Oral Care
5. UNFI distribution center
6. Amazon delivery station
7. Lineage cold storage
8. ACT
9. Coral Ridge Mall
10. Costco
11. Integrated DNA Technologies

182,711
Iowa City metro population (2025)

461,996
Cedar Rapids–Iowa City Corridor (2025)

102,134
Iowa City metro labor force (Sep 2026)

2.8%
Metro unemployment rate (Sep 2026, prelim.)

31,382
University of Iowa students (fall 2026)

1.63M
Eastern Iowa Airport passengers (2025)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,808	32,412	71,239
Households	801	13,986	28,990
Median HH income	$59,339	$74,020	$56,685

BUSINESS CLIMATE

- Right-to-work state
- Single-sales-factor corporate apportionment
- Flat 3.8% Iowa individual income tax (2026)
- MidAmerican Energy electric and gas service

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