



**HEARTLAND
PROPERTIES, INC.**

FOR LEASE

**3211 NEBRASKA AVENUE, SUITE 105
COUNCIL BLUFFS, IA**



INDUSTRIAL LEASE OPPORTUNITY

SPACE AVAILABLE

24,000 SF

LEASE RATE

\$5.00 PSF + \$2.00 NNN

Utilities will be added to NNN

PARKING

On-site, paved

LOCATION

Established industrial corridor,
quick access to I-29, I-480 and I-80,
and minutes from Omaha, NE

CONTACT:

JOHN H. JERKOVICH

(402) 681-4812

JHJ@HEARTLANDPROPERTIES.COM

**AVAILABLE FOR
IMMEDIATE OCCUPANCY**

PROPERTY OVERVIEW



FEATURES

- 23,000 SF warehouse/distribution with 1,000 SF heated/cooled office space
- 14' X 17' drive-in bay with overhead door
- 2 elevated loading docks
- Ample electrical service
- Secured, paved, fenced lot
- Rail access may be available



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Well located industrial facility offering approximately 24,000 SF of functional space, including 23,000 SF of warehouse/distribution area + 1,000 SF of heated & cooled office space.

Designed for efficient operations the property features 2 elevated loading docks, a 14' x 17' drive-in bay with overhead door, men's & women's restrooms, & ample electrical service with 208V & 480V power, & 3-phase capability.

Situated on a secured, paved, fenced lot providing excellent access & circulation. Rail access may be available offering additional logistical advantages for qualifying users.

Strategically located within an established industrial corridor providing prime connectivity with quick access to I-29, I-480, & I-80, plus just minutes from Omaha, NE.

PROPERTY PHOTOS



BUILDING SPECIFICATIONS

SPEC TYPE	SPEC DETAILS
ADDRESS	3211 NEBRASKA AVE., SUITE 105 COUNCIL BLUFFS, IOWA 51501
LOT SIZE	6.98 ACRES +/-
ZONING	INDUSTRIAL, I-2
BUILDING SIZE	24,000 SF
DRIVE THRU DOORS	14' X 17'
DOCKS	2
CONSTRUCTION	METAL
FLOORS	CONCRETE SLAB, HEAVY DUTY
FLOOR DRAINS	NO
SPRINKLERED	YES
CEILING HEIGHT	25' APPROX.
POWER	208V, 480V, 3-PHASE
PARKING	ON-SITE, PAVED
RESTROOMS	2
UTILITIES AVAILABLE	GAS, ELECTRIC, SEWER, WATER

NOTES

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RASMUSSEN MECHANICAL SERVICES

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www.rasmussenmech.com

PROJECT Rasmussen Customer
LOCATION COUNCIL BLUFFS, IA
ADDRESS 3111 NEBRASKA AVE
PROJECT NAME RENTAL BUILDING
DESIGNER BRIAN RASMUSSEN
DATE 5/7/2024
BY RASMECH

PROJECT NAME SOUTHWEST CORNER RENTAL SPACE
DATE 5/7/2024
BY RASMECH

SCALE 1/16" = 1'-0"

PROJECT A
DATE 5/7/2024
BY RASMECH

Dimensions:

- Overall Width: 157'-1"
- Overall Depth: 157'-1"
- Room 1 (Top Left): 15'-6" x 15'-6"
- Room 2 (Top Left): 12'-0" x 12'-0"
- Room 3 (Top Left): 12'-0" x 12'-0"
- Room 4 (Top Left): 12'-0" x 12'-0"
- Room 5 (Top Left): 12'-0" x 12'-0"
- Room 6 (Top Left): 12'-0" x 12'-0"
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- Room 100 (Top Left): 12'-0" x 12'-0"

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Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified. AMA



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**HEARTLAND
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