

## 2500 Heinz Road

2500 Heinz Road | Iowa City, IA | US | Johnson County

Available SF: 194,173 | Lease Rate: \$3.75 | Lease Terms: Triple Net | Sale

Price: \$104,000,000



**GREATER IOWA CITY, INC.**



### Property and Area Description

Iowa City Distribution Center for sale (346,042 SF) & sublease (194,173SF). It also has 29 Dock doors, 1 drive-in door, 50' speed bay, 216 Surface spaces and 128 Surface trailer spaces. As well as, 4,400 sq ft of Office Space. Located in the eastern half of the State of Iowa, this distribution center boasts great connectivity to all of the major markets in the Midwest. This distribution center features ample clear heights, ESFR Sprinkler system, T5 lighting and an abundance of loading doors. The close proximity to area restaurants, shops and hotels are all added benefits to this property. Additional benefits include easy access to I-80, existing racking in place, 30 minutes from Eastern Iowa Airport (Cedar Rapids), 5 minutes to downtown Iowa City, 4-lane access to other Midwest hubs.

### Population



**132,351**  
10 Mile Radius

**188,527**  
20 Mile Radius

**452,796**  
30 Mile Radius

Source: ESRI®, 2024

### Households



**54,159**  
10 Mile Radius

**75,190**  
20 Mile Radius

**185,866**  
30 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** US Highway 218/I-380 (5.00 mi.)

**Nearest Interstate:** I-80 (5.00 mi.)

**Nearest Airport:** Iowa City Municipal Airport (3.50 mi.)

**Nearest Commercial Airport:** The Eastern Iowa Airport (20.00 mi.)

**Rail Served:** No

**Rail Served By:** Other

**Rail Accessible:** Unknown

**Rail Infrastructure in Place:** No

### Utilities

**Electric:** MidAmerican Energy Company

**Natural Gas:** MidAmerican Energy Company

**Water:** City of Iowa City

**Sewer:** City of Iowa City

Building Type:	Warehouse & Distribution, Industrial
Available SF:	194,173
Total SF:	346,062
Number of Stories:	1
Ceiling Peak:	28 Ft.
Ceiling Eaves:	28 Ft.
Expandable:	Unknown
Zoning:	Industrial-Heavy
Site Size:	25.99 Acres
Year Built:	1971
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$104,000,000
Lease Rate:	\$3.75
Lease Terms:	Triple Net
Lease Rate Note:	\$3.75/NNn
Last Updated:	Jan 29, 2021

### Economic Development Contact

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