

# Former Diamond Communications Solutions Building

1209 31st Avenue / Council Bluffs, IA



## 90,000 SF Single Tenant Warehouse Sublease Rate: \$6.75 PSF NNN

### Property Description

90,000 SF pre-engineered single tenant industrial building for sublease in Council Bluffs, Iowa. Sublease term expires February 29, 2028. Building highlights include 9,000 SF of office space, 1200 amps of power, T8 LED lighting, eight dock doors, two drive-in doors and is fully sprinklered. The clear height on the original structure (71,000 SF) is 22' and the clear height on the addition (14,000 SF) is 32' clear. The building sits on 4.54 acres and has great access to I-29 and I-80.

### Contact Information

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## Property Information

Lease Rate	\$6.75 PSF NNN	Building Construction	Metal & Steel
Total Available	90,000 SF 9,000 SF (office) 81,000 SF (warehouse)	Sprinkler System	Wet
Total Site Area	4.54 AC	Roof	Pre-Engineered Metal
Zoning	I-2	Lighting	T8 LED
Year Built	2002/2017	Heat	Gas
Clearance Height	22' (original building) 32' (addition)	Drive-In Doors	2
		Dock High Doors	8
		Power	1200 AMPS, 3 Phase

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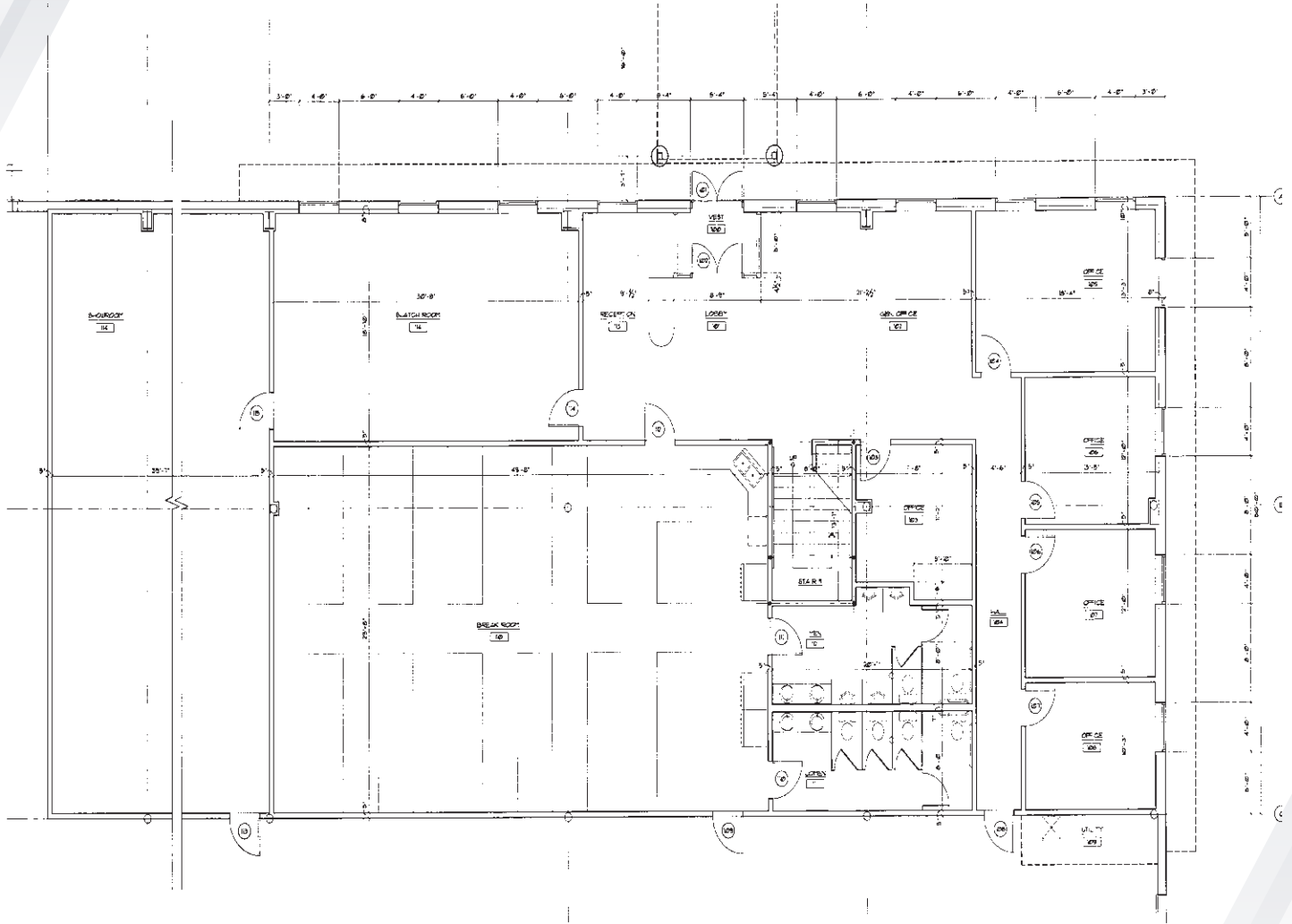
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## First Floor Office Buildout - 4,500 SF



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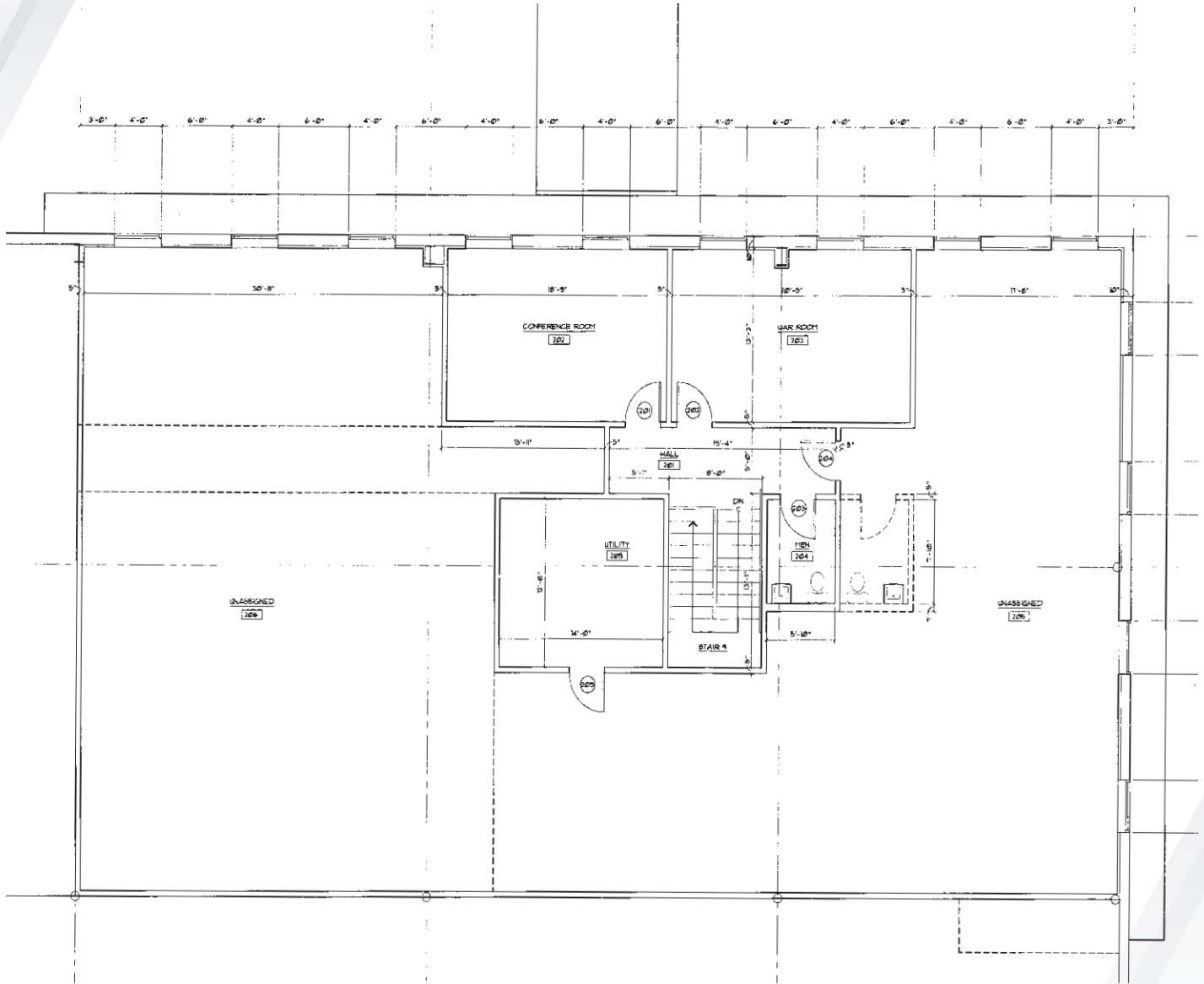
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## Second Floor Office Buildout - 4,500 SF



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## Property Photos



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