



FOR LEASE
2150 KERPER BLVD

268,810 SF
DUBUQUE, IA

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Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**3-PHASE HEAVY
POWER**



**RAIL SPUR SERVICED
BY CANADIAN
PACIFIC**



**IDEAL FOR HEAVY
MANUFACTURING &
DISTRIBUTION**



**EXTENSIVE
CAR & TRAILER
PARKING**



**QUALITY
BLUE COLLAR
WORKFORCE**



PROPERTY DETAILS

2150 KERPER BLVD | DUBUQUE, IA

AVAILABLE SPACE	268,810 SF
OFFICE SPACE	4,929 SF
DOCK DOORS	8 Exterior 4 Interior
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	15' 6" - 24'
ROOF	TPO
WALLS	Precast, Masonry, & Insulated Metal Panel
YEAR BUILT	1959 (with Multiple Additions)
FIRE SUPPRESSION	100% Wet & Dry System
LIGHTING	LED & Fluorescent
POWER	4,500 Amp 227/480V 3-Phase
PARKING	60 Trailer Spaces 75 Car Spaces
LAND AREA	12.16 Acres
ZONING	Industrial
RAIL ACCESS	Rail Spur serviced by Canadian Pacific

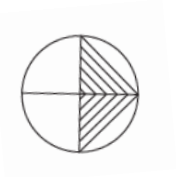


FLOOR PLAN

2150 KERPER BLVD | DUBUQUE, IA



NUMBER	SPACE DESIGNATION	DOCKS	DRIVE-INS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	12	1	15' 6" - 24"	268,810 SF
TOTAL					268,810 SF



LOCATION MAP

2150 KERPER BLVD | DUBUQUE, IA

CEDAR RAPIDS, IA	75 MILES
MADISON, WI	91 MILES
ROCKFORD, IL	94 MILES
MILWAUKEE, WI	171 MILES

