



Industrial Opportunity

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2441 River Road - Sublease Council Bluffs, IA 51501

12,500 total square feet available

Up to 12,500 SF of new warehouse storage space for sublease located at the northwest intersection of I-80 and I-29 in Council Bluffs, Iowa. Minutes away from the interstate.

Tenant is currently building the office space, (which is not available for sublessee), adding dock doors and preparing the space for sublease. Space will be undivided (if not divided by a fence). Tenant prefers a quiet tenant with limited activity during the hours from 6:00 PM through 6:00 AM.

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Images

2441 River Road | Council Bluffs, IA 51501



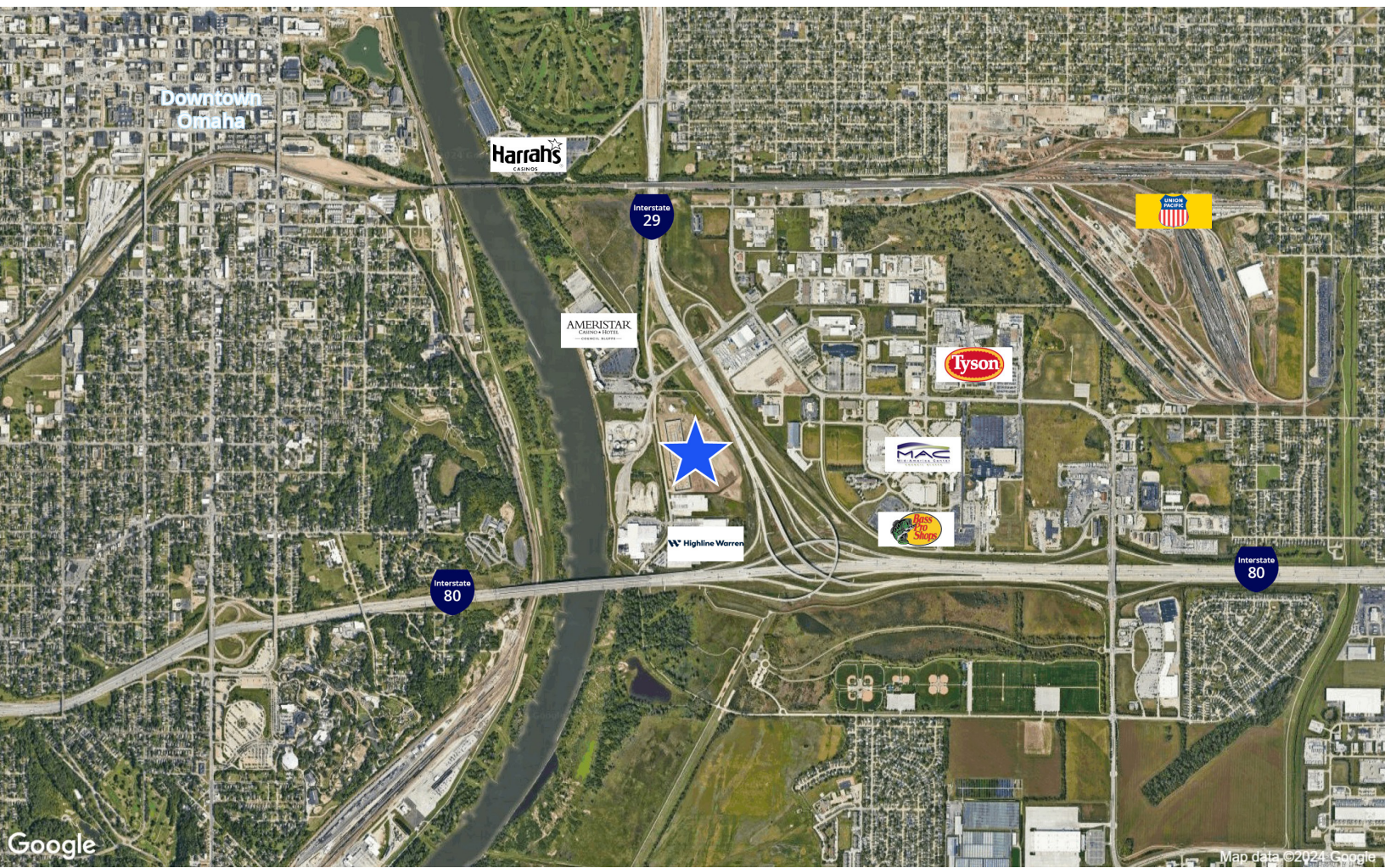
Aerial

2441 River Road | Council Bluffs, IA 51501



Aerial

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For Lease

Retail Space

2441 River Road | Council Bluffs, IA 51501

Type of Listing:	Industrial for Sublease
Price:	\$ 9.50/PSF
Operating Type:	NNN
Estimated Expenses:	\$2.50 (2024)
Available:	Immediately
Total SF Available:	12,500 SF
Total Building SF:	236,324 SF
Zoning:	General Industrial
Lot Size:	39.48 AC
Year Built:	2023

Construction

Heat & A/C:	
Construction:	Metal
Power:	Ample
Roof:	Single-ply membrane
Ceiling Height:	32'
Column Spacing:	50' x 50'
Dock Doors:	Fifteen, 9' x 10'
Drive-In Doors:	One, 12' x 14'
Sprinkler:	Yes
Floor Drain:	No
Restrooms:	Yes, ADA (to be built)

Location

Intersection:	NWC of I-80 & I-29
Submarket:	Downtown Council Bluffs

Contact us:

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