

Multi-Tenant Warehouse

2675 NORTH 9TH STREET, CARTER LAKE, IA



Accelerating success.

FOR SALE OR LEASE



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Multi-Tenant Warehouse

2675 NORTH 9TH STREET, CARTER LAKE, IA

FOR SALE

\$3,600,000 (\$120 PSF)

FOR LEASE

Call Broker for Details

Colliers is pleased to present an opportunity to buy or lease this 30,000 SF warehouse situated on 1.89 acres near Omaha’s Eppley Airfield.

This highly versatile warehouse easily converts to 10,000 SF blocks, with two docks and one drive door per bay.

An existing subtenant currently occupies 10,000 SF, but may be willing to extend their term directly. The remaining 20,000 SF, also under lease, could be further demised, or occupied as is.

Call broker for additional details regarding sale or lease scenarios.

Property Highlights



30,000 SF Industrial Building



34’ Column Spacing



Metal Insulated Roof



\$41,451.40 Real Estate Taxes (2024)



\$3.75 Operating Expenses



Building Signage Available



Six 9’ x 10’ Dock Doors, with levelers



Three 12’ x 14’ Drive-In Doors



1.89 Acre Parcel



19’ to 21’ Clear Height



3 Phase, 800 Amps

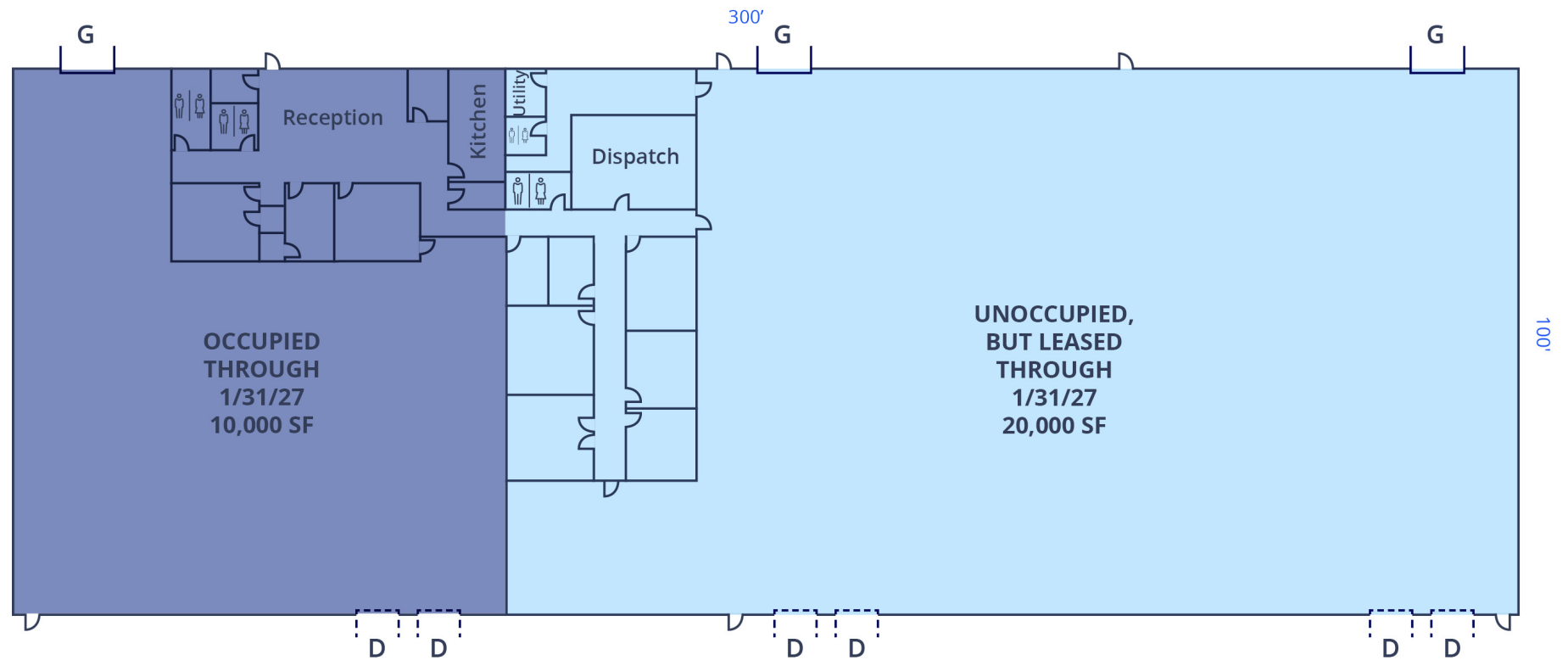


Wet Sprinkler System



Close proximity to Eppley Airfield, I-480, I-680, I-80, I-29 and Hwy 75

Floor Plan



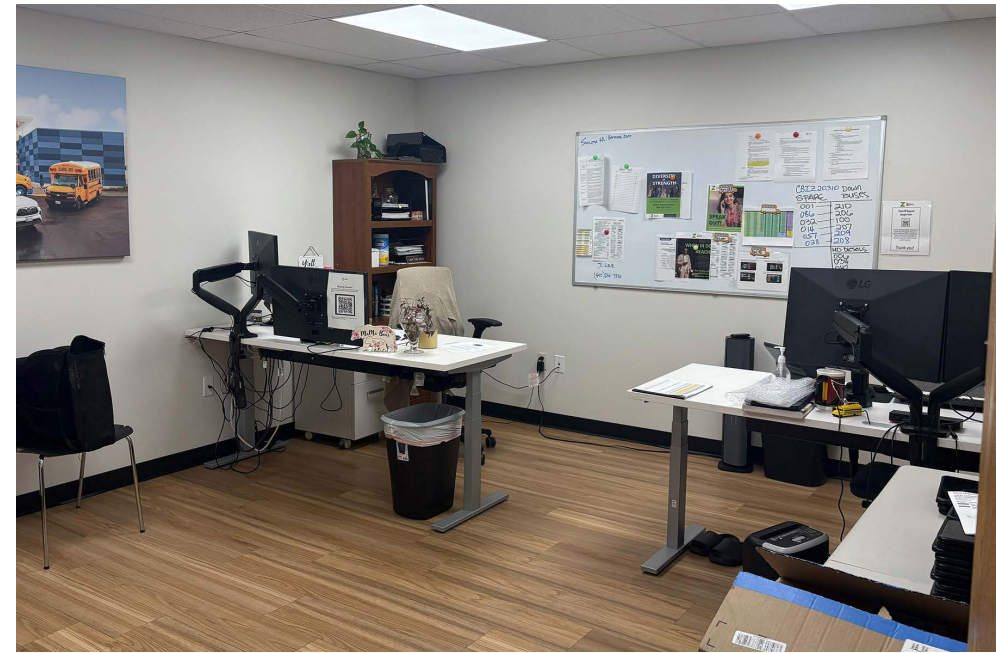
D - Dock door; (6) 9' X 10'
G - Grade door; (3) 12' X 14'



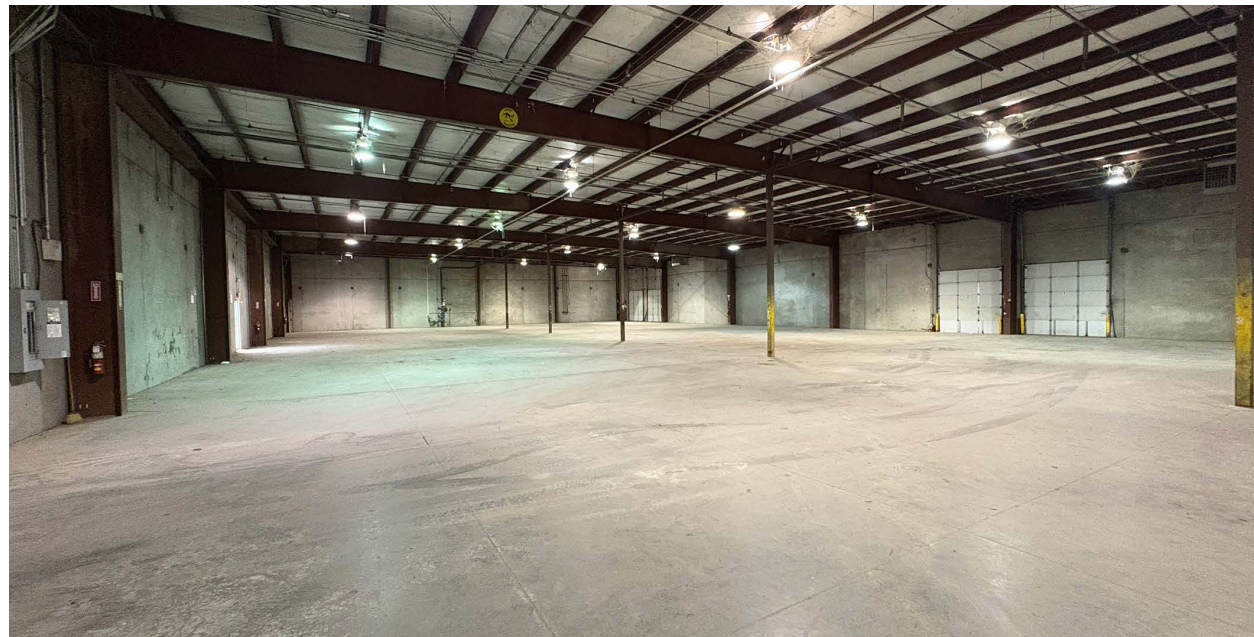
Building Photos



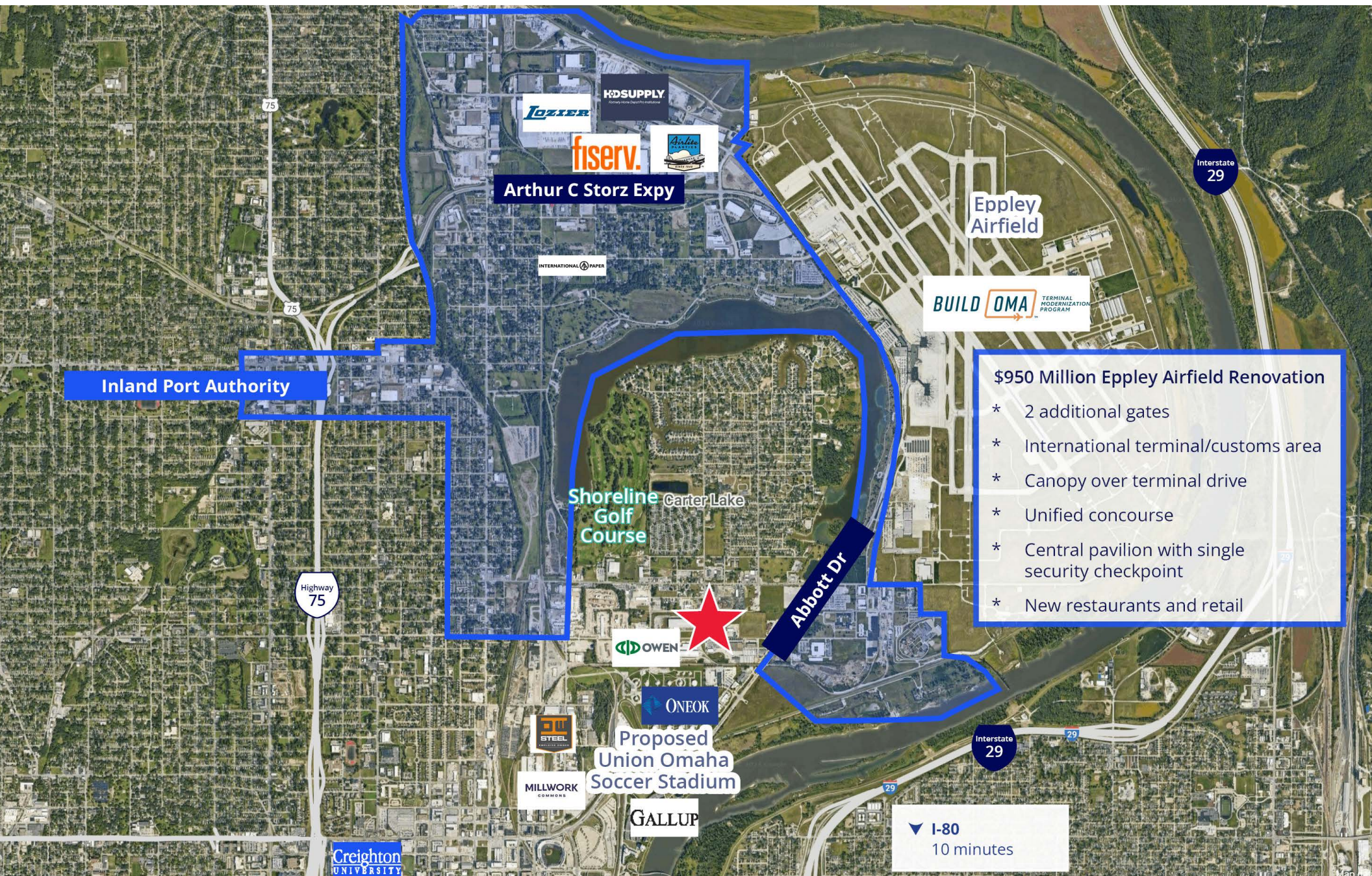
Office Photos



Warehouse Photos



Corporate Neighbors & Accessibility



For more information, contact:

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