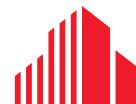




30,000-90,000 SF AVAILABLE FOR SUBLEASE

FORMER DIAMOND COMMUNICATIONS SOLUTIONS BUILDING

1209 31ST AVENUE / COUNCIL BLUFFS, IA



CUSHMAN &
WAKEFIELD

LUND
COMPANY

PROPERTY DETAILS

Industrial space available for sublease in Council Bluffs, Iowa. Motivated sublessor will consider tenant sizes 30,000-90,000 SF. 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 original structure is 100% climate-controlled. The clear height on the original structure (71,00 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.

Lease Rate:	\$6.75 PSF NNN
-------------	----------------

Total Available:	30,000-90,000 SF
------------------	------------------

Office:	9,000 SF
---------	----------

Total Site Area:	4.54 AC
------------------	---------

Zoning:	I-2
---------	-----

Year Built:	2002/2017
-------------	-----------

Clearance Height:	22' (original building) 32' (addition)
-------------------	---

Building Construction:	Metal & Steel
------------------------	---------------

Sprinkler System:	Wet
-------------------	-----

Roof:	Pre-Engineered Metal
-------	----------------------

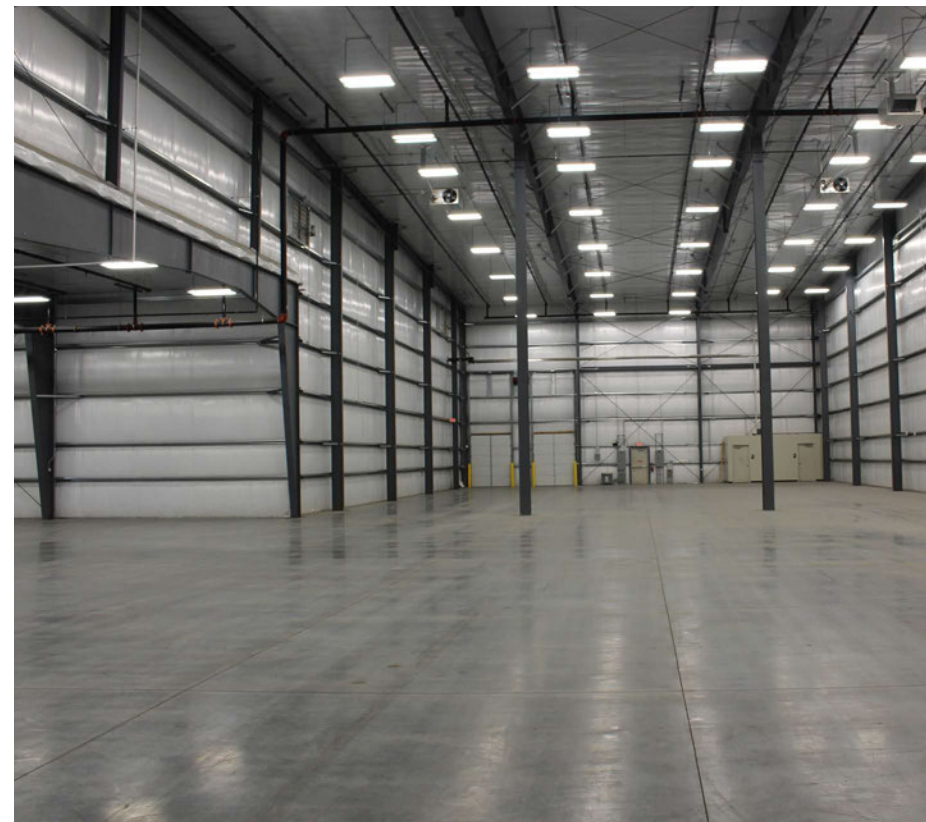
Lighting:	T8 LED
-----------	--------

Heat:	Gas
-------	-----

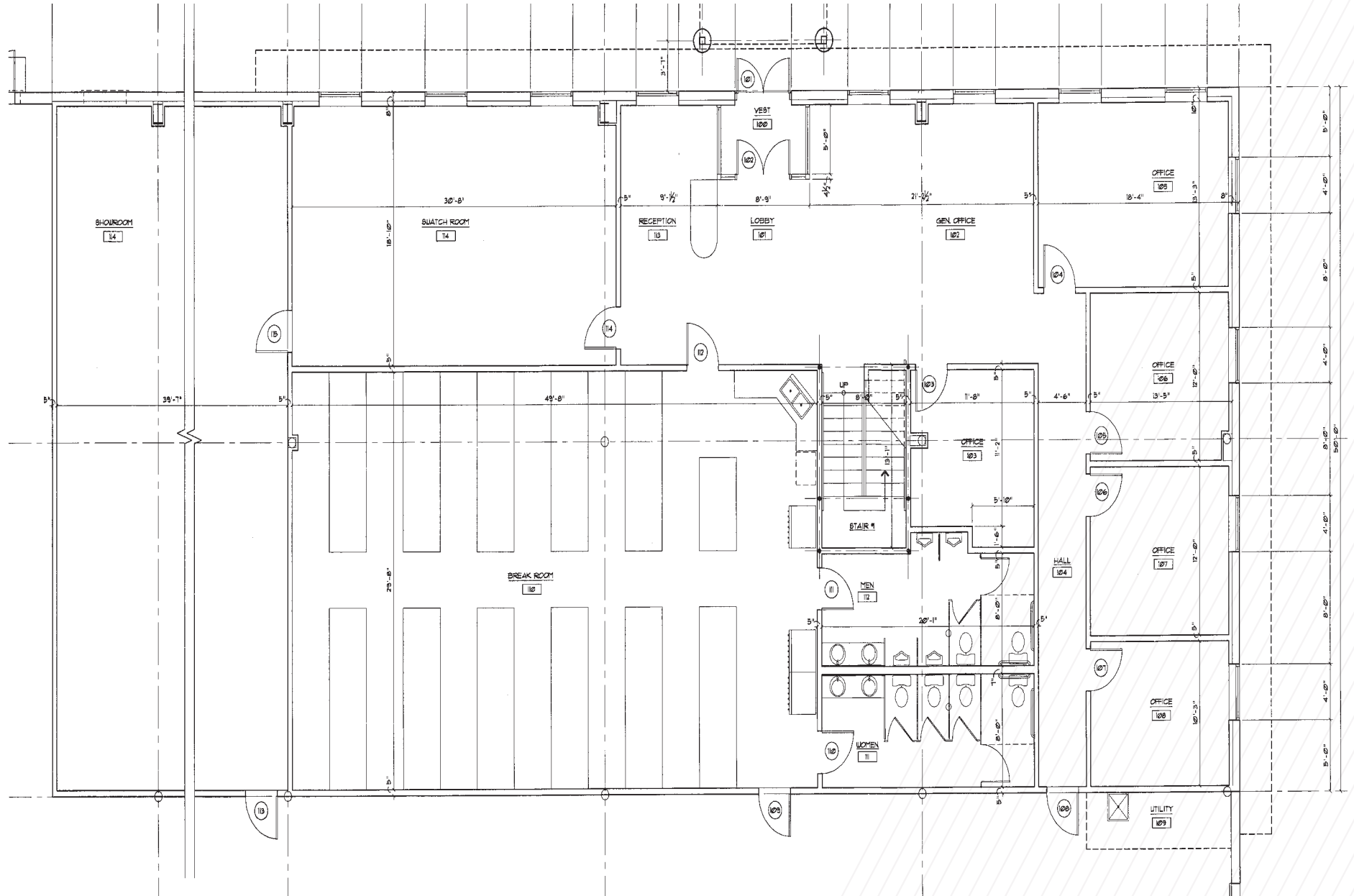
Drive-In Doors:	Two (2)
-----------------	---------

Dock High Doors:	Eight (8)
------------------	-----------

Power:	1200 AMPS, 3 Phase
--------	--------------------

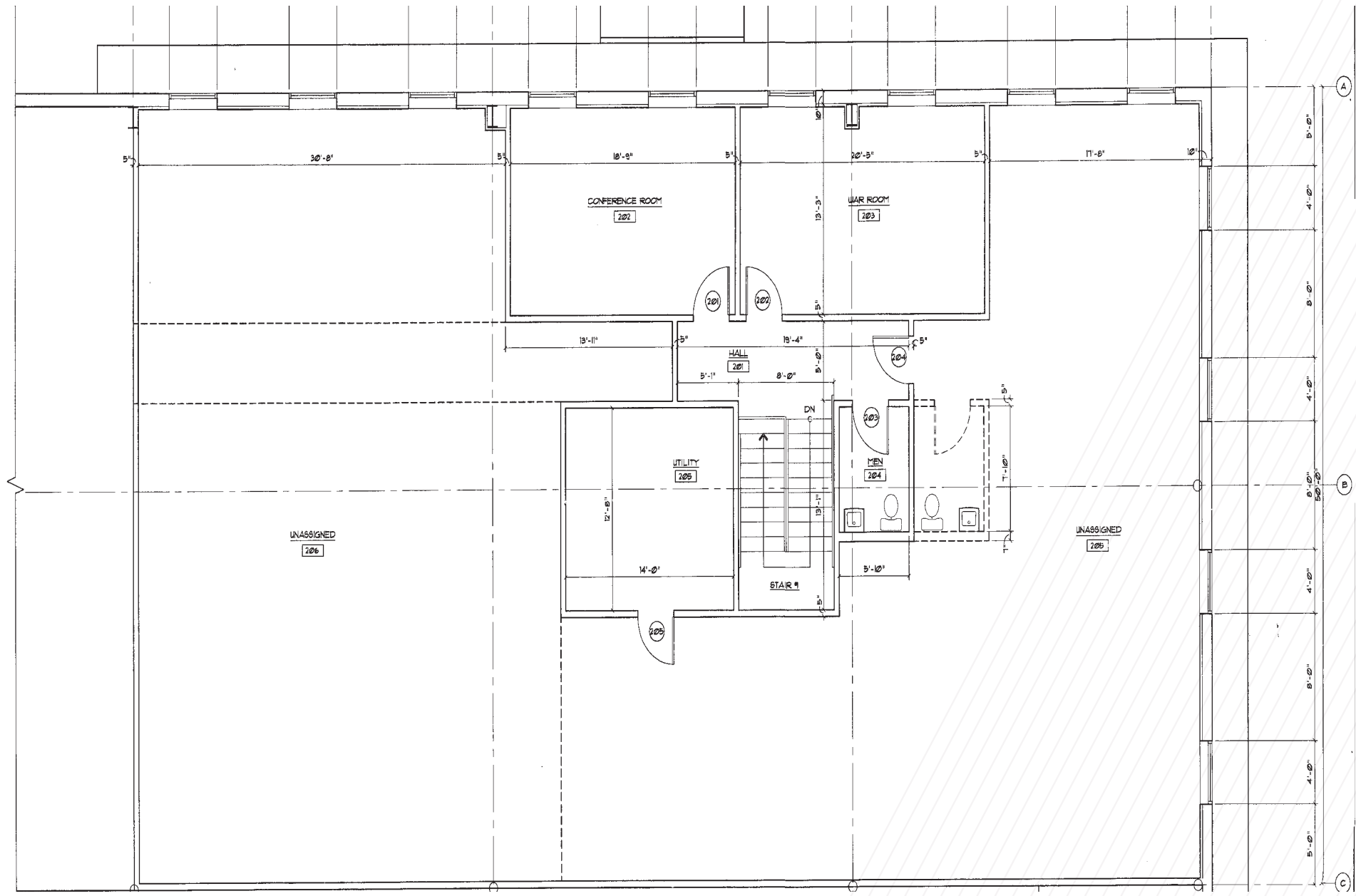


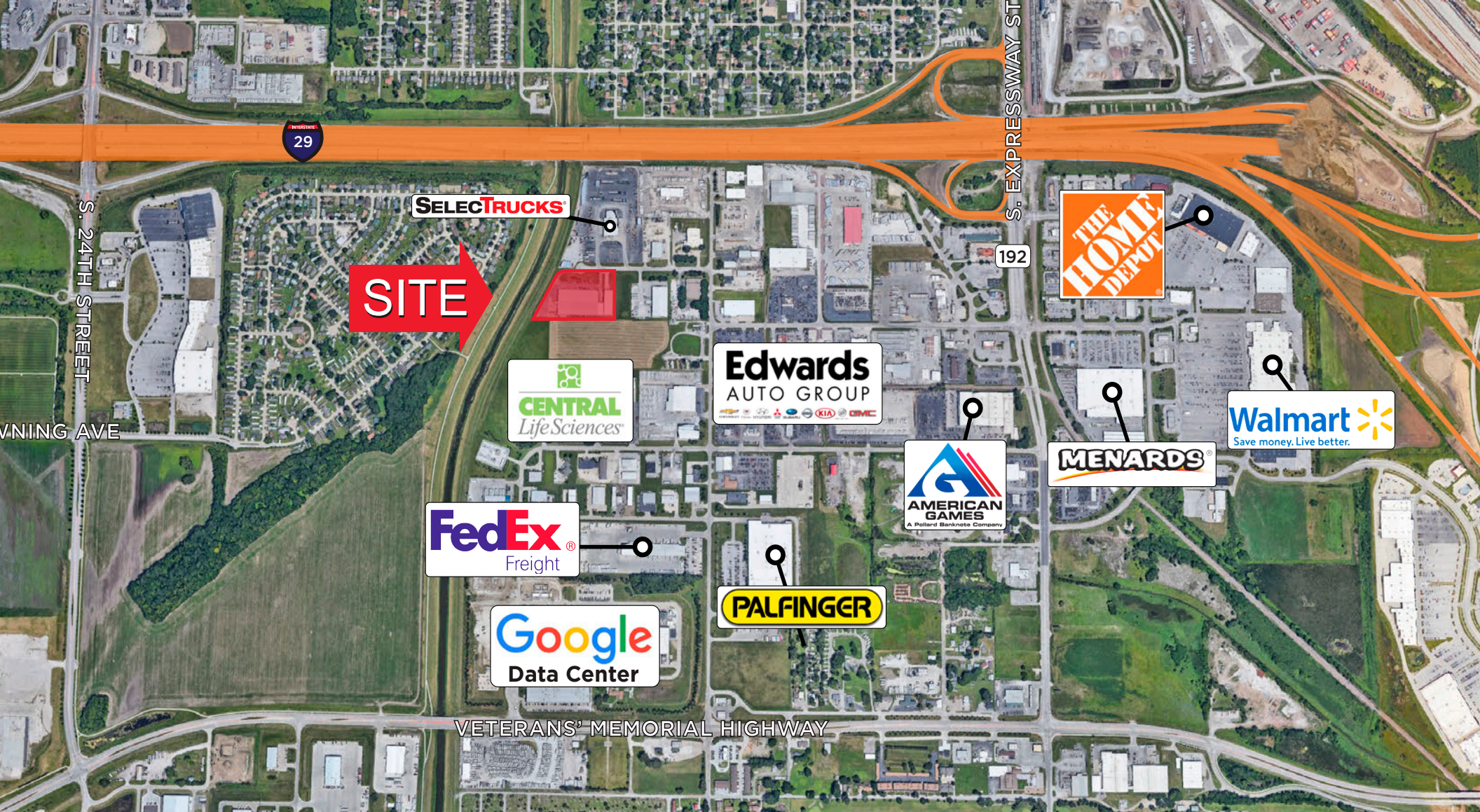
Abstract



SECOND FLOOR OFFICE BUILDOUT

4,500 SF







FOR MORE INFORMATION, CONTACT:

MATT HASENJAGER

Senior Associate
+1 402 548 4008
matt.hasenjager@lundco.com

DENNY SCISCOE

Director of Industrial Services
+1 402 548 4051
denny.sciscoe@lundco.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY