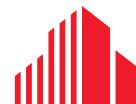




**AVAILABLE FOR SUBLEASE**

## **FORMER DIAMOND COMMUNICATIONS SOLUTIONS BUILDING**

**1209 31ST AVENUE / COUNCIL BLUFFS, IA**



**CUSHMAN &  
WAKEFIELD**

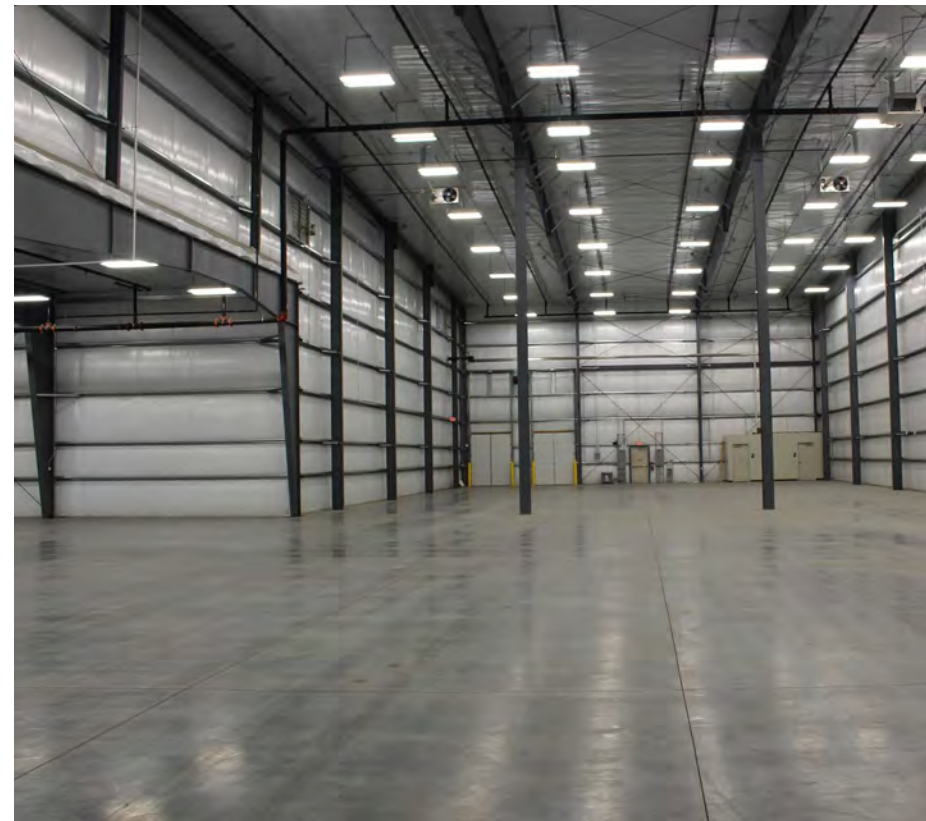
**LUND**  
COMPANY



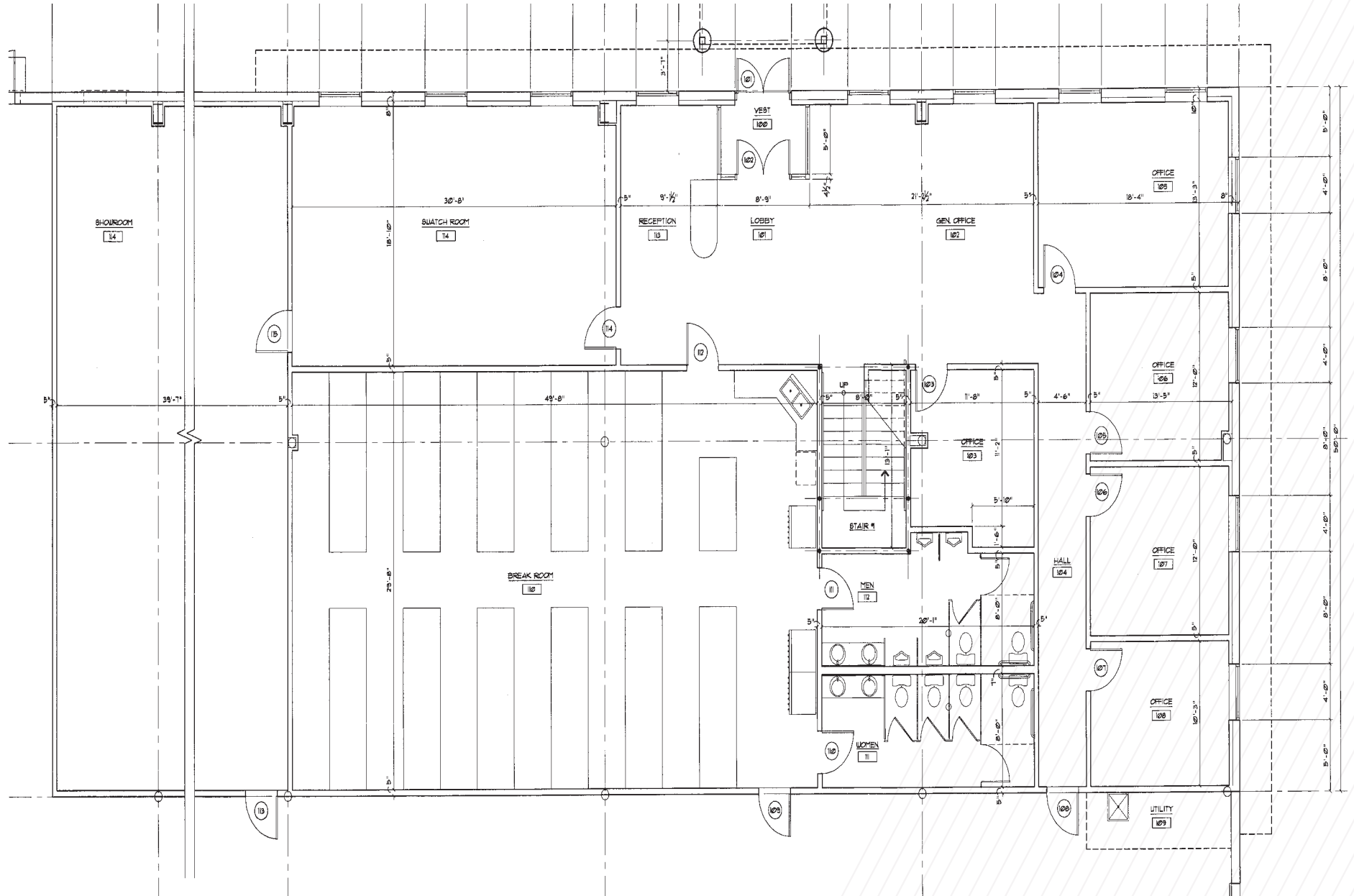
# PROPERTY DETAILS

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 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.

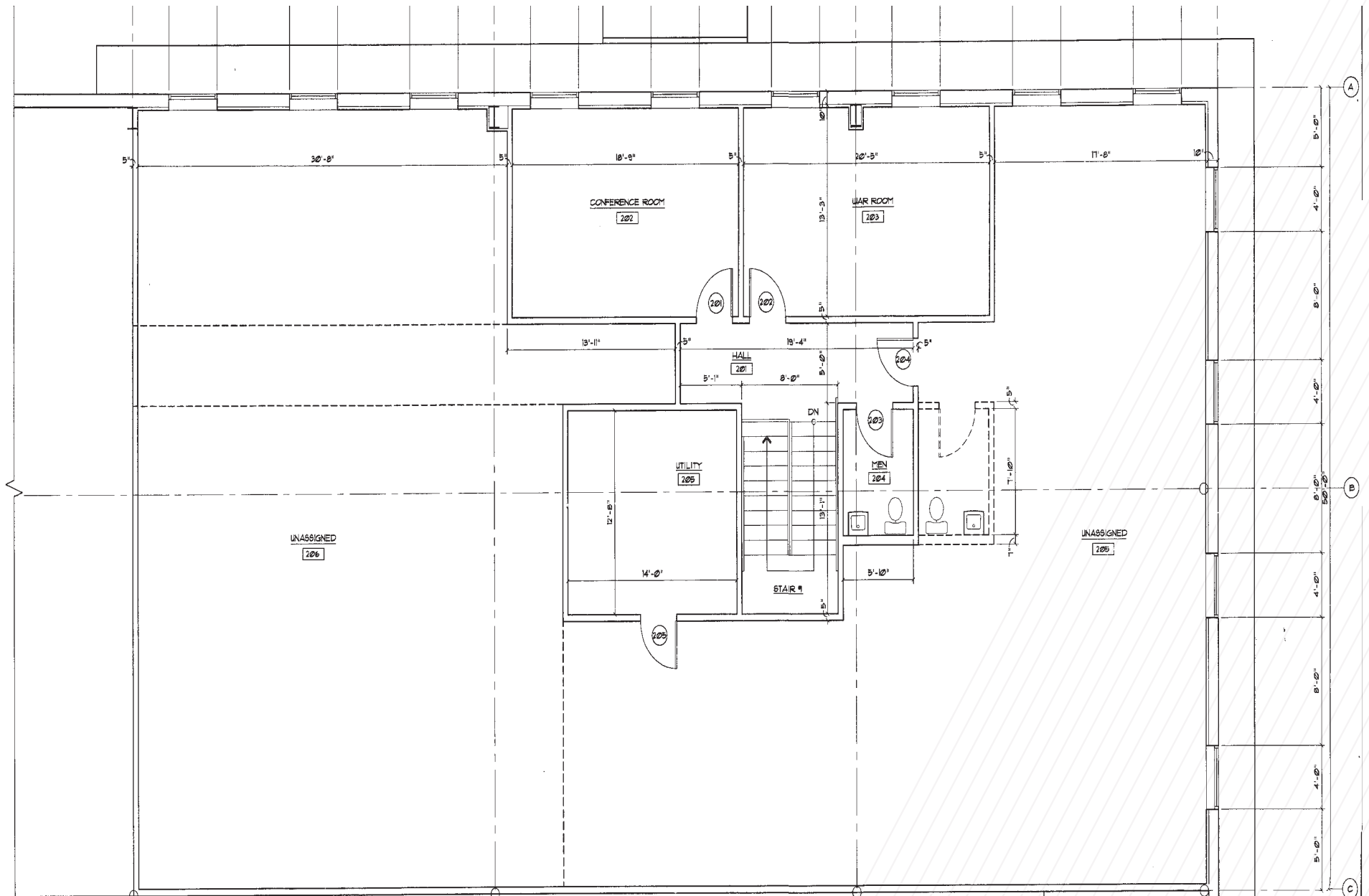
Lease Rate:	\$6.75 PSF NNN
Total Available:	90,000 SF 9,000 SF (office) 81,000 SF (warehouse)
Total Site Area:	4.54 AC
Zoning:	I-2
Year Built:	2002/2017
Clearance Height:	22' (original building) 32' (addition)
Building Construction:	Metal & Steel
Sprinkler System:	Wet
Roof:	Pre-Engineered Metal
Lighting: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



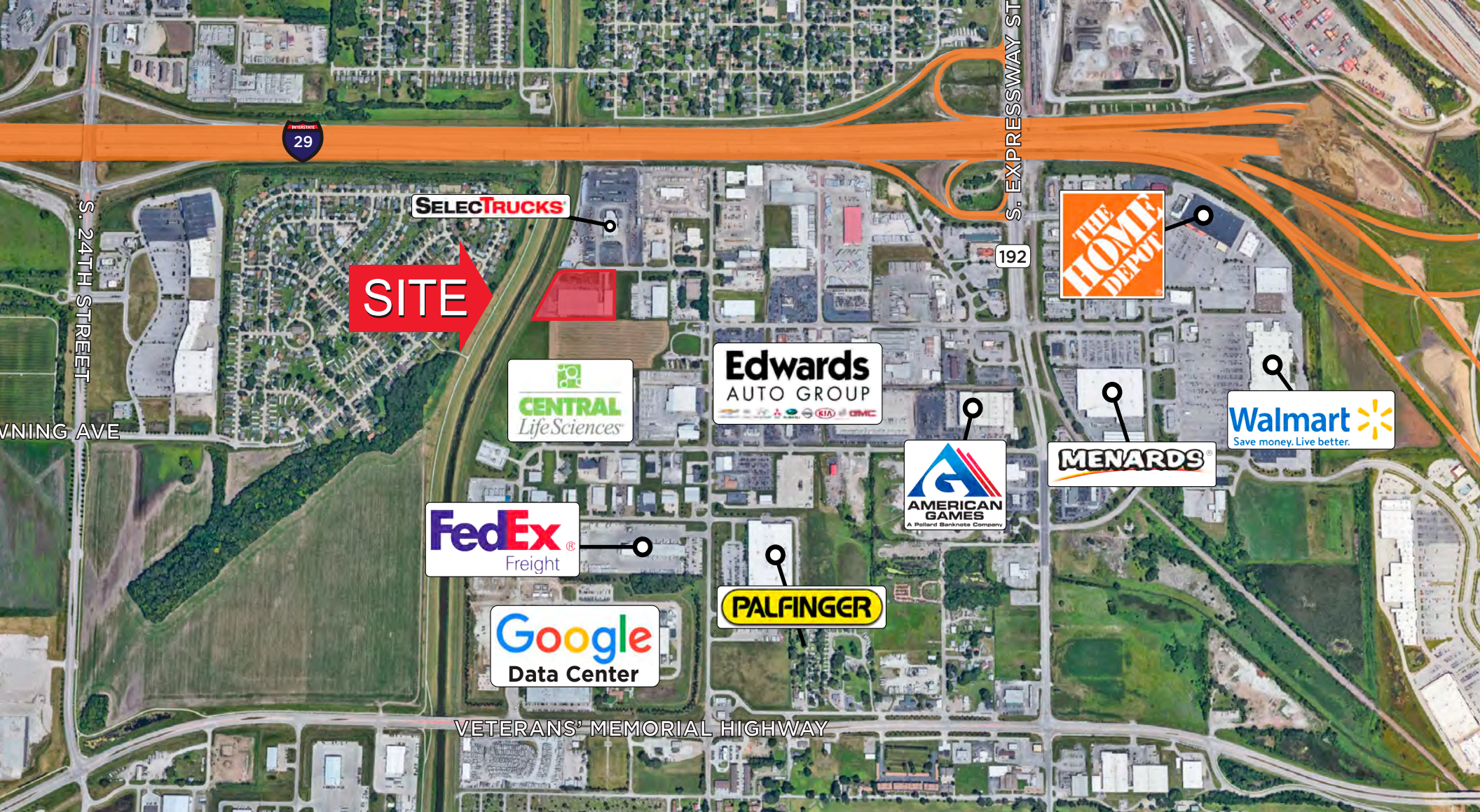
**Abstract**



**Abstract**











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