



20,250 SF AVAILABLE FOR LEASE

I-29/I-80 INDUSTRIAL PARK LOT-11

**13500 S. 193RD CIRCLE
COUNCIL BLUFFS. IA 51503**



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

13500 S. 193RD CIRCLE COUNCIL BLUFFS, IA

Property Features

New construction industrial/flex building available for lease. Located in the I-29/I-80 industrial park, this site offers great interstate access, ample parking and secured outside storage. Now ready for tenant improvements.

Building Size:	20,250 SF
Space Available:	20,250 SF
Rental Rate:	\$13.00 NNN
Min Divisible:	9,900 SF
Column Spacing:	Clear Span
Year Built:	2026
Power:	600 AMP/3 Phase
Heat:	Radiant
Site Area:	4.27 AC
Outside Storage:	Paved (Roughly 2 AC graded & raked)
Zoning:	I-1
Drive In Doors:	18 - 14' x 14' - Drive-thru capability
Fire Suppressant:	Sprinkler



13500 S. 193RD CIRCLE

COUNCIL BLUFFS, IA

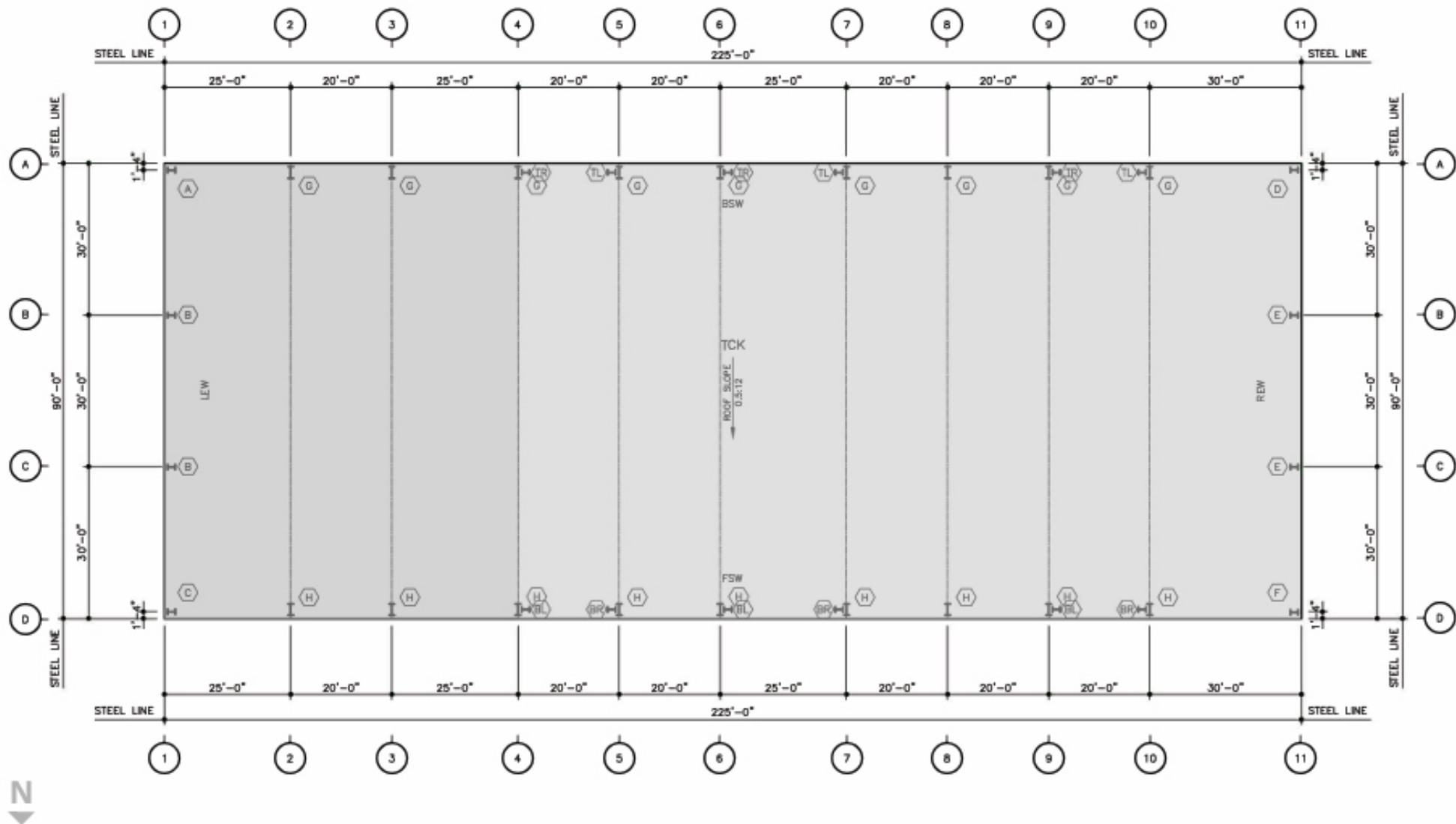
AERIAL

18 DRIVE-IN
DOORS

22-26' CLEAR
HEIGHT

FENCED STORAGE





FOR MORE INFORMATION, CONTACT:

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Metro Shopping Center



Lewis Central High School

Lewis Central Middle School



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