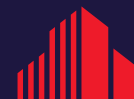


22,470 SF AVAILABLE

19269 PORTLAND ST

COUNCIL BLUFFS, IA 51503



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

19269 PORTLAND ST

Council Bluffs, IA



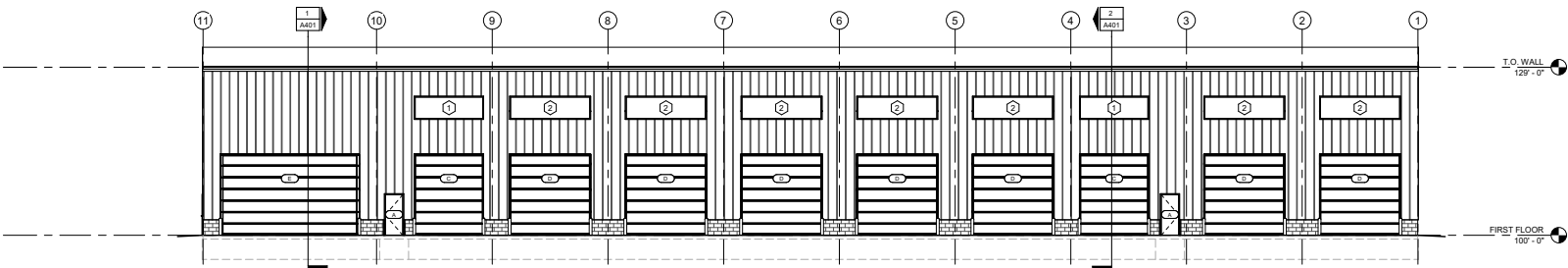
PROPERTY HIGHLIGHTS

Move-in ready industrial/flex building available for lease. Located in the I-29/I-80 Industrial Park, this site offers great interstate access, I-29 frontage, 30' clear height, move-in ready office buildout, ample parking and secured outside storage.

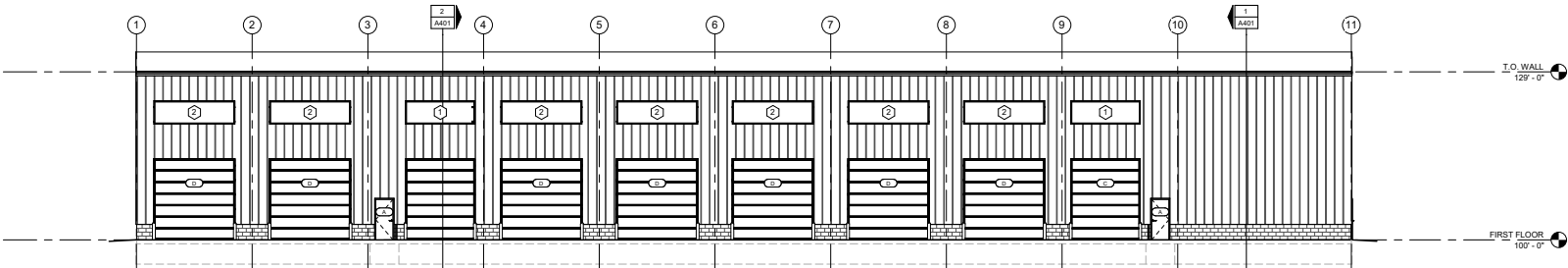
PROPERTY FEATURES

Rental Rate:	\$14.00 PSF NNN
Total Available:	22,470 SF
Office Area:	4,320 SF
Site Area:	2.2 AC
Clear Height:	30'
Building Construction:	Metal
Column Spacing:	Clear Span
Power:	600 Amp / 3 Phase

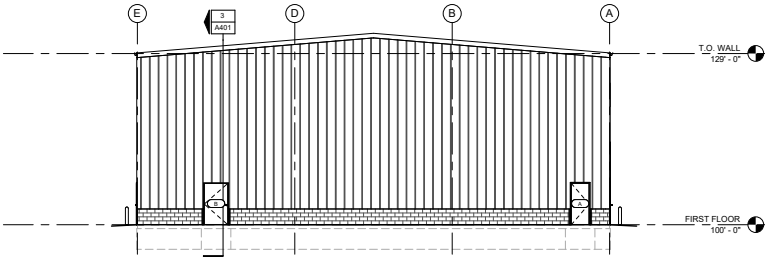
SITE PLAN



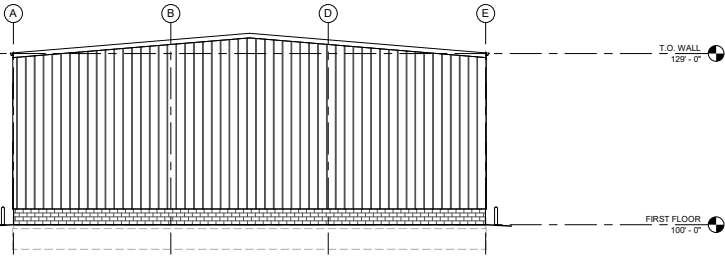
1 NORTH ELEVATION
A301 3/32" = 1'-0"



2 SOUTH ELEVATION
A301 3/32" = 1'-0"

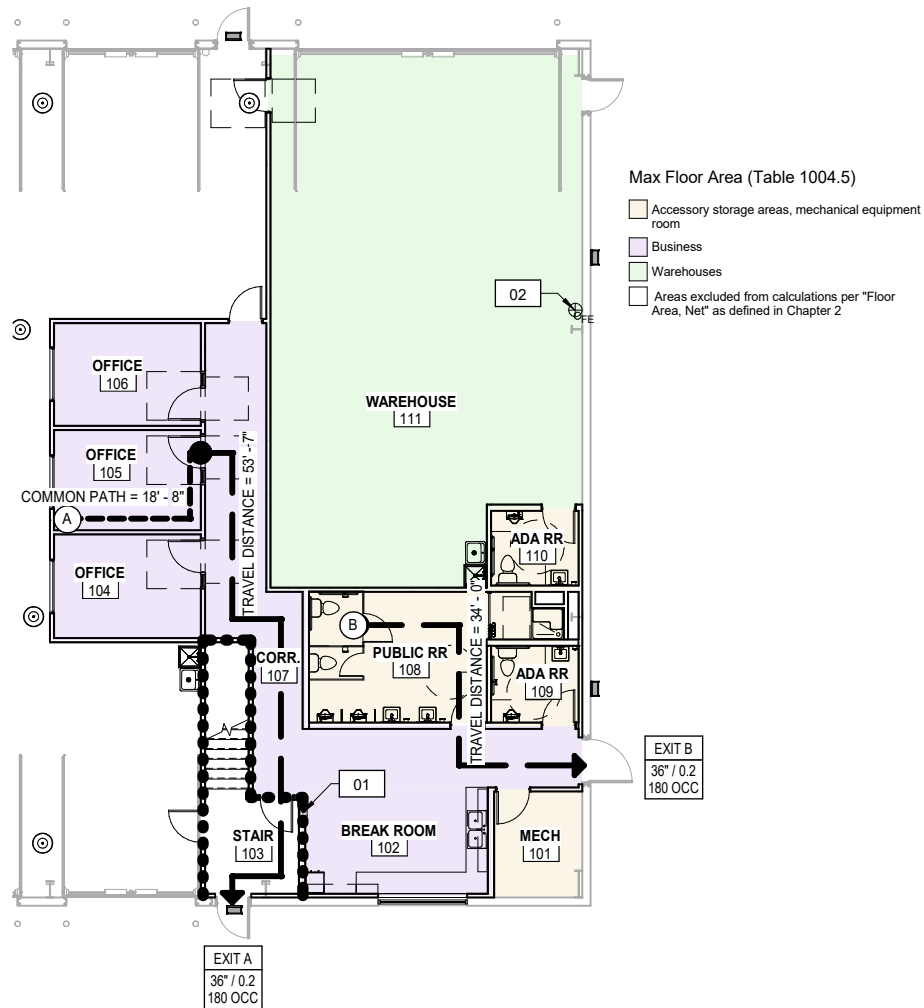


3 EAST ELEVATION
A301 3/32" = 1'-0"

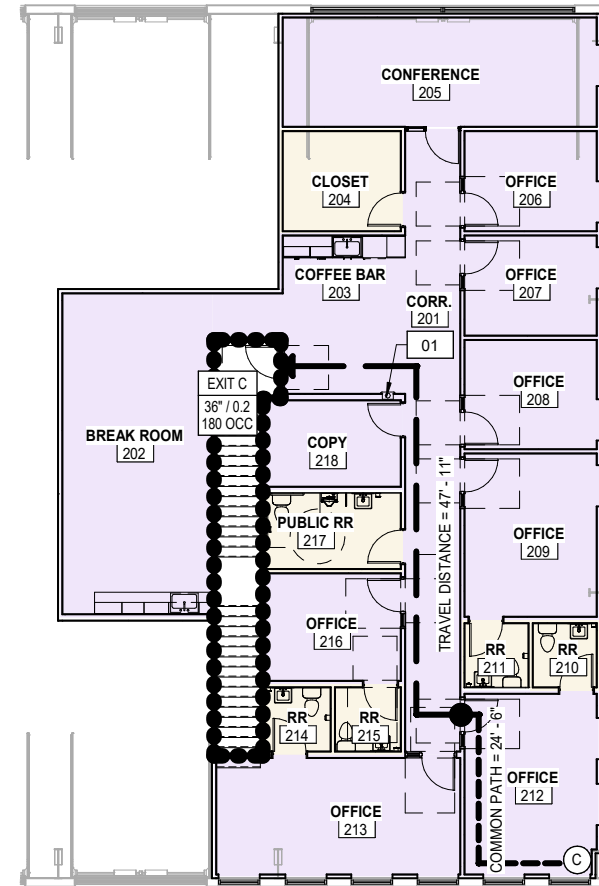


4 WEST ELEVATION
A301 3/32" = 1'-0"

FLOOR PLAN



3 FIRST FLOOR OCCUPANCY AND EXITING PLAN IBC 2018
G001 3/32" = 1'-0"



4 SECOND FLOOR OCCUPANCY AND EXISTING PLAN IBC 2018
G001 3/32" = 1'-0"

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SITE MAP





FOR MORE INFORMATION, CONTACT:

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

Christian Jensen
Associate
+1 402 548 4013
christian.jensen@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
main +1 402 393 8811
lundco.com

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