



FOR LEASE | **357,806 SF**
2011 7TH AVE | **CAMANCHE, IA**

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY DETAILS

2011 7TH AVE | CAMANCHE, IA

AVAILABLE SPACE	357,608 SF
DRIVE-INS	18
RAIL DOORS	2
DOCK DOORS	2
CRANES	Two 25-Ton, Six 10-Ton with 2 Hooks 60' Wide
CLEAR HEIGHT	32' - 48'
ROOF	Standing Seam Metal Panel
WALLS	Steel Panel & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1961
YEAR RENOVATED	2004
LIGHTING	Fluorescent, LED
POWER	Heavy
LAND AREA	144.05 Acres
ZONING	M-2: General Industrial
PARCEL ID	10-1908-0000 10-1915-0100 10-1823-0000 10-1825-0000 10-1910-0100 10-1825-0100
RAIL ACCESS	Rail Served with Spur (Union Pacific)
OPEX ESTIMATE	\$.90/SF



LOCATION MAP

2011 7TH AVE | CAMANCHE, IA

CHICAGO	148 MILES
MILWAUKEE	189 MILES
DES MOINES	196 MILES
MINNEAPOLIS	323 MILES
INDIANAPOLIS	324 MILES

