



**FOR LEASE**  
**2150 KERPER BLVD**

**287,025 SF**  
**DUBUQUE, IA**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY DETAILS

2150 KERPER BLVD | DUBUQUE, IA

AVAILABLE SPACE	287,025 SF
OFFICE SPACE	4,929 SF
DOCK DOORS	8 Exterior   4 Interior
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	15' 6" - 24'
ROOF	TPO
WALLS	Precast, Masonry, & Insulated Metal Panel
YEAR BUILT	1959 - 1989
FIRE SUPPRESSION	100% Wet & Dry System
LIGHTING	LED & Fluorescent
POWER	4,500 Amp   227/480V   3-Phase
SEWER & WATER	10' Water Main   City of Dubuque
ELECTRIC	Alliant Energy
GAS	Black Hills Energy
PARKING	60 Trailer Spaces   75 Car Spaces
LAND AREA	12.16 Acres
ZONING	MHI: Modified Heavy Industrial
RAIL ACCESS	Possible via Canadian Pacific Rail Spur into Building (240')



## PROPERTY HIGHLIGHTS



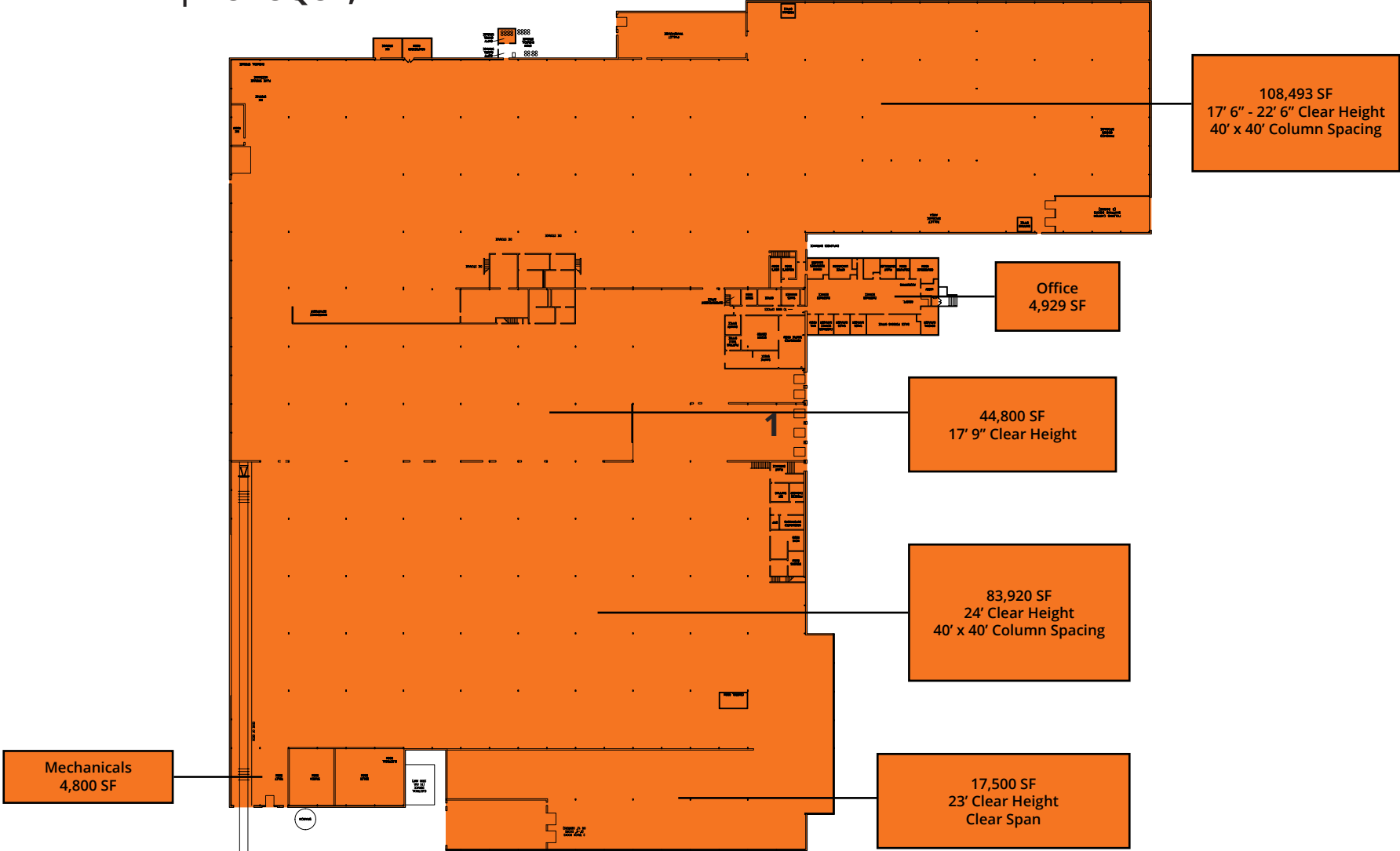
**3-PHASE HEAVY POWER**



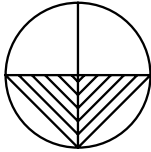
**IDEAL FOR HEAVY MANUFACTURING  
& DISTRIBUTION**

# FLOOR PLAN

2150 KERPER BLVD | DUBUQUE, IA



NUMBER	SPACE DESIGNATION	DOCKS	DRIVE-INS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	12	1	15' 6" - 24'	287,025 SF
<b>TOTAL</b>					<b>287,025 SF</b>



# LOCATION MAP

2150 KERPER BLVD | DUBUQUE, IA

<b>CEDAR RAPIDS, IA</b>	75 MILES
<b>MADISON, WI</b>	91 MILES
<b>ROCKFORD, IL</b>	94 MILES
<b>MILWAUKEE, WI</b>	171 MILES

