



700 Luick's Lane South

**FOR LEASE** | **22,648 SF**  
**700 LUICK'S LANE** | **BELMOND, IA**

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**PHOENIX**  
**LOGISTICS**

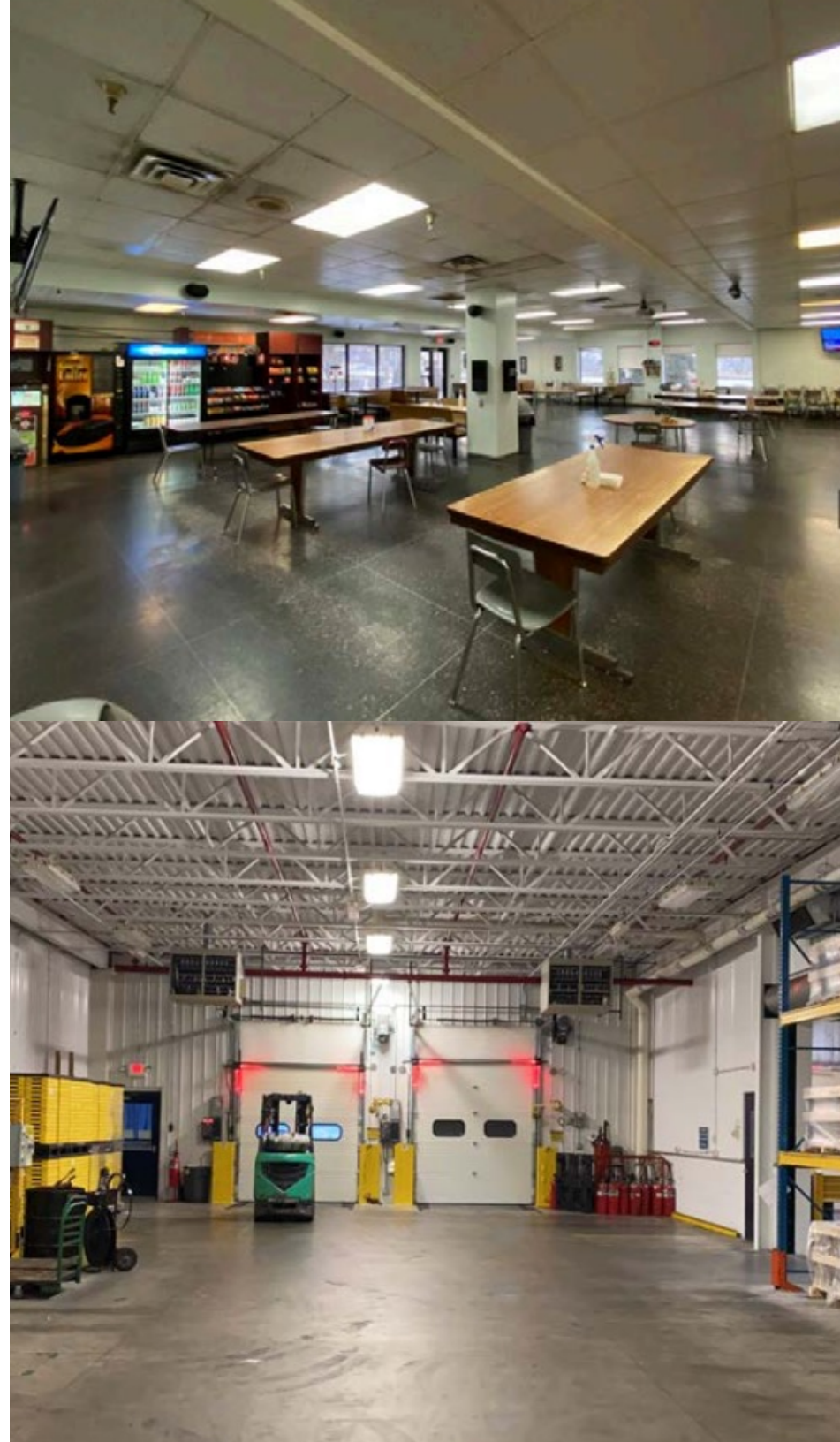
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# PROPERTY DETAILS

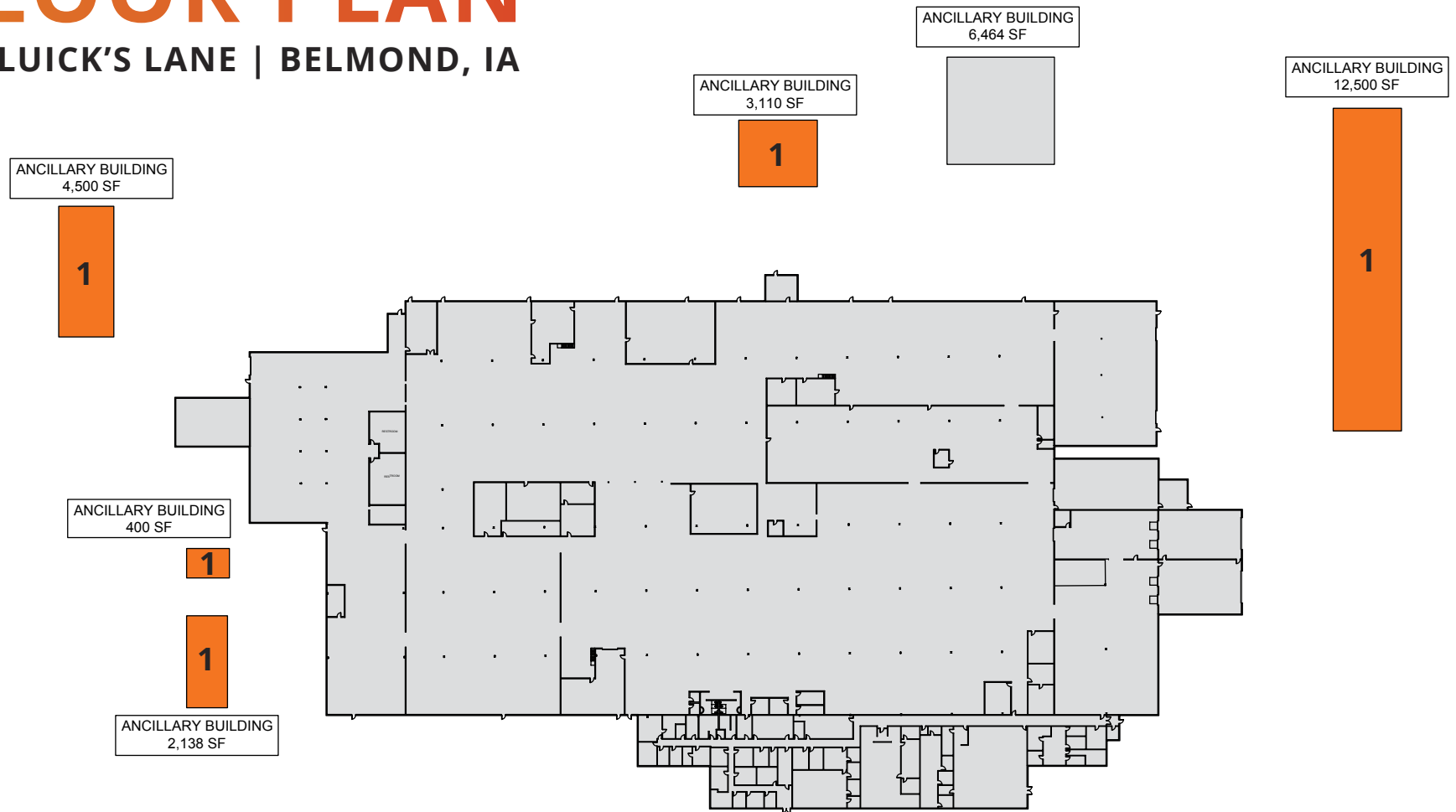
700 LUICK'S LANE | BELMOND, IA

AVAILABLE SPACE	22,648 SF
ANCILLARY BUILDINGS	22,648 SF
MINIMUM DIVISIBLE	400 SF
DOCK DOORS	4
CLEAR HEIGHT	20' - 28'
COLUMN WIDTH/DEPTH	40' x 25', 40' x 30', 40' x 50'
WALLS	Steel, Metal, Brick, and Block
YEAR BUILT	1980
FIRE SUPPRESSION	Wet System
LIGHTING	T8 Fluorescent Interior, LED Exterior
POWER	3-Phase, 440V
PARKING	450-500 Spaces
LAND AREA	25.02 Acres
ZONING	Industrial
PARCEL ID	043-040-1004
<b>OPEX ESTIMATE</b>	<b>\$0.76/SF</b>



# FLOOR PLAN

700 LUICK'S LANE | BELMOND, IA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	ANCILLARY BUILDINGS	22,648 SF
<b>TOTAL</b>		<b>22,648 SF</b>



# LOCATION MAP

700 LUICK'S LANE | BELMOND, IA



**BELMOND**

<b>I-35</b>	16 MILES
<b>DES MOINES</b>	97 MILES
<b>ROCHESTER</b>	131 MILES
<b>CEDAR RAPIDS</b>	152 MILES
<b>OMAHA</b>	230 MILES

