



**FOR LEASE** | **269,969 SF**  
**927 N 19TH AVE E** | **NEWTON, IA**

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**PHOENIX**  
**LOGISTICS**

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

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# PROPERTY HIGHLIGHTS



**CONVENIENT  
ACCESS TO I-80**



**30 MINUTES TO I-35  
AND DES MOINES**



**RENOVATED  
IN 2020**



# PROPERTY DETAILS

927 N 19TH AVE E | NEWTON, IA

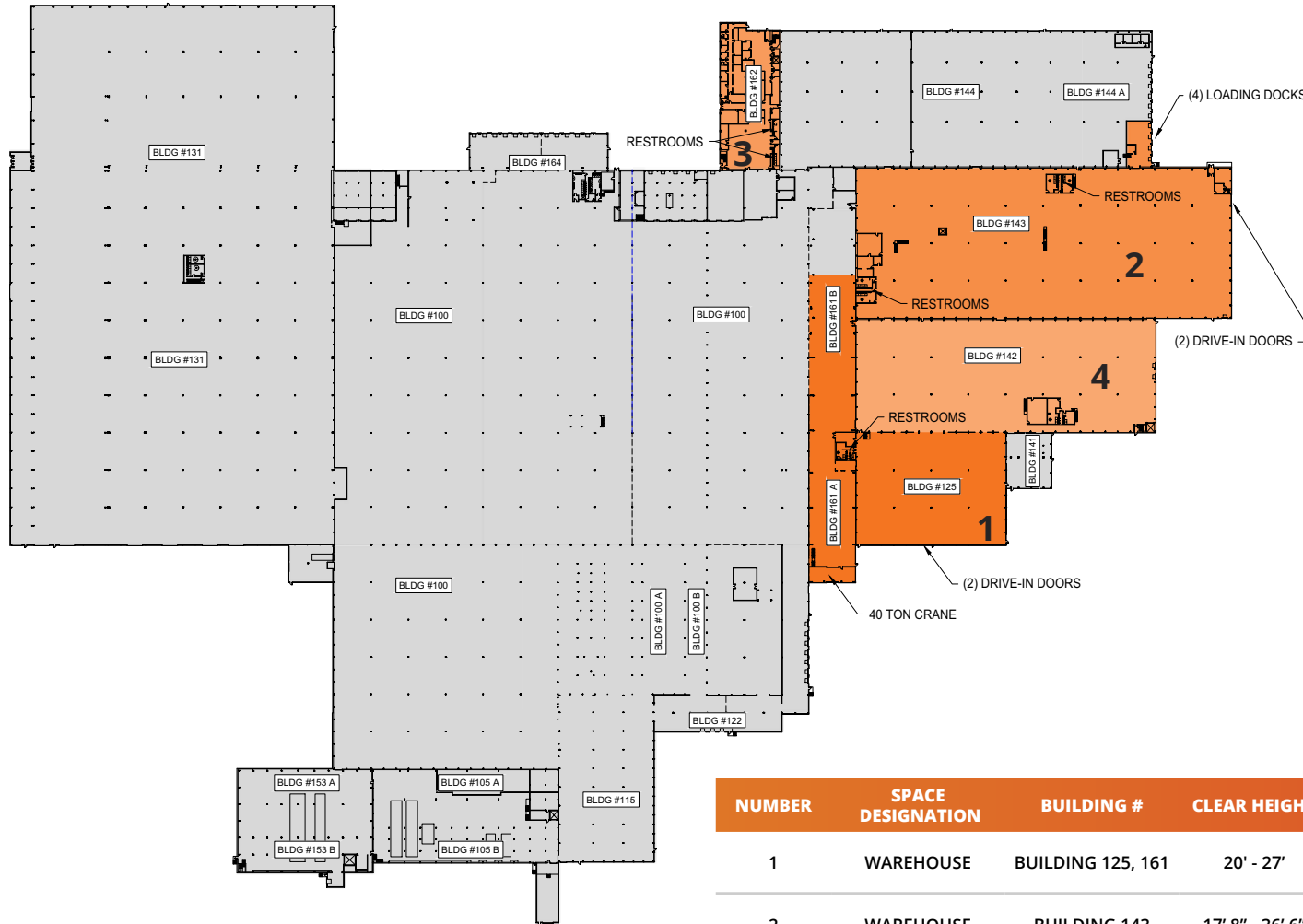
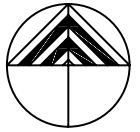
|                      |   |
|----------------------|---|
| AVAILABLE SPACE      | 269,969 SF  |
| ELEVATORS            | Yes   |
| ROOF                 | Reinforced Rubber Membrane  |
| WALLS                | Metal & Masonry   |
| FLOORS               | 6" - 12" Reinforced Concrete  |
| YEAR BUILT           | 1948 - 1957   |
| YEAR RENOVATED       | 2020  |
| FIRE SUPPRESSION     | 100% Wet  |
| LIGHTING             | LED   |
| POWER                | One Substation, 13.2 KV @ 480V, 3-Phase   |
| PARKING              | 1,837 Surface Spaces  |
| LAND AREA            | 105.65 Acres  |
| ZONING               | I-H: Heavy Industrial   |
| PARCEL ID            | 823300008   826101001   826103004<br>826103007   827226002   827226003<br>827276002   827276003   827276007 |
| RAIL                 | Yes: IIR  |
| <b>OPEX ESTIMATE</b> | <b>\$0.85/SF</b>  |

|                                       |                               |
|---------------------------------------|-------------------------------|
|                                       | 56,600 SF                     |
|                                       | Clear Height: 20' - 27'       |
| <b>AVAILABLE WH 1 (BLDG 125, 161)</b> | OH Drive-in Doors: 2          |
|                                       | 40-Ton Crane                  |
|                                       | Restrooms                     |
|                                       | 104,414 SF                    |
|                                       | Clear Height: 17' 8" - 36' 6" |
|                                       | OH Drive-in Doors: 2          |
| <b>AVAILABLE WH 2 (BLDG 143)</b>      | Docks: 4                      |
|                                       | Restrooms                     |
|                                       | Small Office                  |
|                                       | ESFR Fire Protection          |
|                                       | 47,509 SF                     |
|                                       | 4 Floors                      |
| <b>AVAILABLE OFFICE (BLDG 162)</b>    | Restrooms                     |
|                                       | Private Offices               |
|                                       | Conference Rooms              |
|                                       | 61,444 SF                     |
| <b>AVAILABLE WH 3 (BLDG 142)</b>      | Clear Height: 22'             |
|                                       | Docks: 2                      |
|                                       | Restrooms                     |



# FLOOR PLAN

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| NUMBER       | SPACE DESIGNATION | BUILDING #                 | CLEAR HEIGHT    | DRIVE-IN OH DOORS | DOCKS | SQUARE FEET       |
|--------------|-------------------|----------------------------|-----------------|-------------------|-------|-------------------|
| 1            | WAREHOUSE         | BUILDING 125, 161          | 20' - 27'       | 2                 | 0     | 56,600 SF         |
| 2            | WAREHOUSE         | BUILDING 143               | 17' 8" - 36' 6" | 2                 | 4     | 104,416 SF        |
| 3            | OFFICE            | BUILDING 162<br>(4 FLOORS) | DROP CEILING    | N/A               | N/A   | 47,509 SF         |
| 4            | WAREHOUSE         | BUILDING 142               | N/A             | N/A               | 2     | 61,444 SF         |
| <b>TOTAL</b> |                   |                            |                 |                   |       | <b>269,969 SF</b> |

