

FOR SALE OR LEASE

400 Ice Harbor Drive • Dubuque, Iowa 52001

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video!



- 23,008 Total Building SF
- 12,284 SF Available for Lease
- Immediate occupancy
- Join MSA Professional Services
- Excellent visibility with easy highway access in the tri-state location
- Within walking distance of Downtown Dubuque
- Located in the Port of Dubuque
- Fully restored in 2007
- Single story with mezzanine and a modern, efficient floor plan designed for 40–100 employees
- 40+ on-site parking spaces, adjacent to free public parking garage



Lease Rate: \$15.00 SF NNN

(Tenant Pays MIT & Utilities)

For Information Contact



Nancy Kann

563.580.7257

nancyk@gronenproperties.com



FOR SALE OR LEASE: 12,284 SF

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Several design plans available upon request!



- High visibility
- Direct access to major highways
- Port of Dubuque is a mixed use environment, including restaurants, retail, and businesses



For Information Contact



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- LEED Standard “Green “Office Building (Photovoltaic “Solar Power” Converter, In-Floor Radiant Heat, & Chilled Water Storage)
- Natural Day Lighting
- Projected Energy Savings of 40–50% per year