

NOW AVAILABLE: FOR LEASE

2460 Kerper Blvd. • Dubuque, Iowa 52001

[Click here to view video!](#)

**Multi-Tenant • Office
Warehouse • Industrial**

- 387,207 SF total complex
- 5,434-47,270 SF office space available
- 10,000-100,000 SF warehouse and plant space available
- 15.19 acres
- 12'-39' clear height
- 3 grade level overhead doors
- 15 loading docks with levelors
- Ability to add 5 potential docks
- Tri-State Location and easy access to highways 61/151 and 20
- Centralized location of Chicago, Des Moines, St. Louis



**On-Site Facility Management
provided by Gronen Properties
563.557.7010**

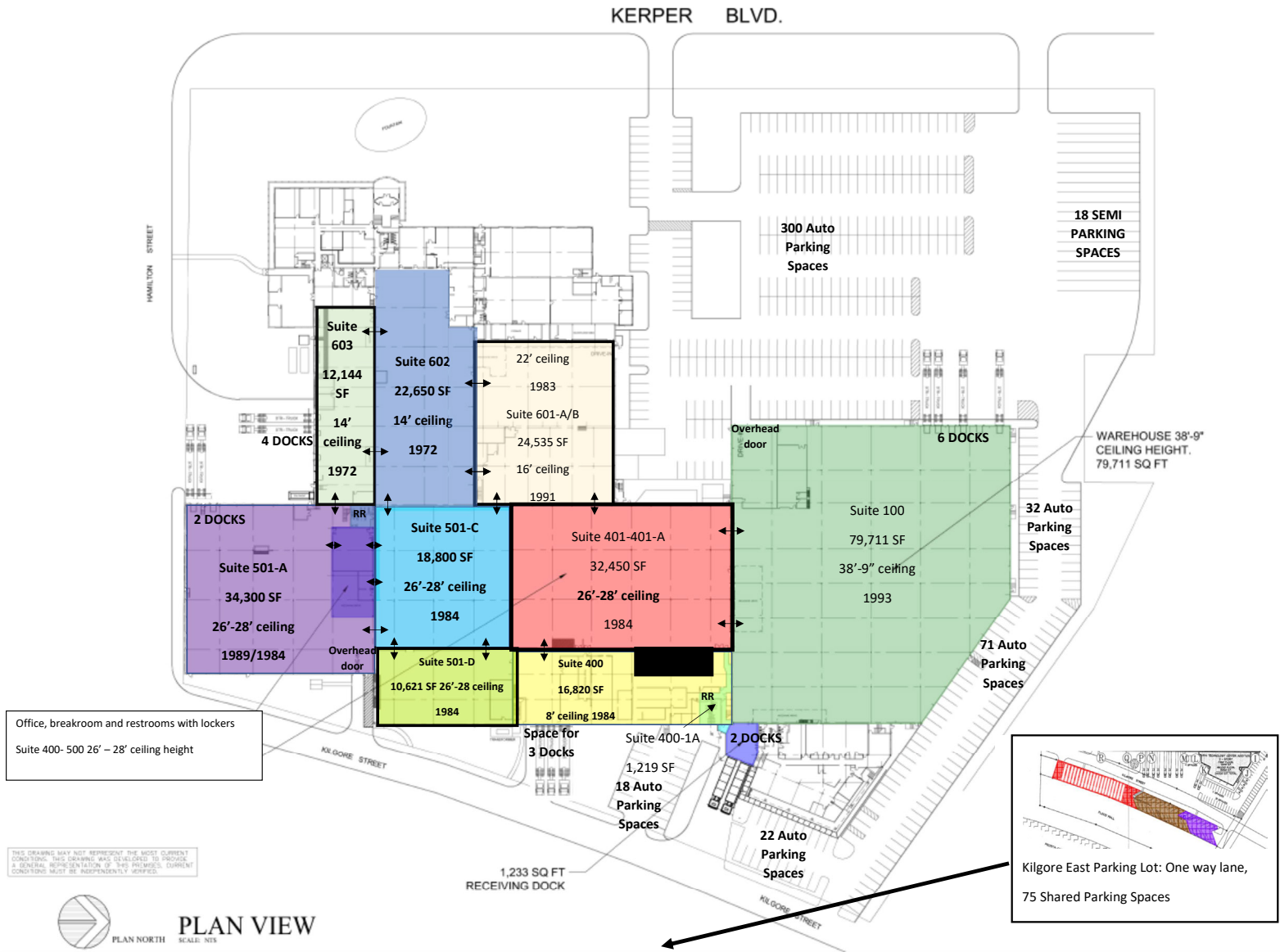


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LEASE RATES

Warehouse:

\$4.00 psf - 14' ceiling height

\$4.00 psf - 16' ceiling height

\$4.25 psf - 21' ceiling height

\$4.50 psf - 28' ceiling height

NNN \$1.95 PSF CAM (Includes utilities, taxes, and insurance)

\$4.50 psf - 38' ceiling height

Modified Gross \$1.95 PSF CAM (tenant pays gas)

Includes all other utilities, taxes and insurance

Office:

\$9 office PSF NNN plus \$4.67 PSF CAM (Includes utilities, taxes, and insurance)



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Floors:
2 Story Office, Single Story Warehouse

Power:
277/480, 400 KW Emergency Generator

Parking:
588 Spaces, 6 Handicap

Elevator:
Passenger: (1) 2,000, (1) 3,500
Freight: None



- Established Office/Industrial Park
- Private and Open Office Space
- Caterpillar Backup Generator
- Existing Buss Bar
- 16,000 Amps Heavy/3 Phase Power
- Warehouse New Roof and Lighting
- Sprinkler System
- Security Card Access
- Potential Building Expansion Opportunities
- Near Mississippi River Walk

**Bringing new life to
downtown Dubuque . . .**



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TRANSPORTATION:

- Nearest Interstate:
Interstate 80 - 80 mi
- Nearest 4-Lane Hwy:
US Hwy 151/61 - 1 mi
- Nearest Commercial Airport:
Dubuque Regional Airport - 7 mi

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DISTANCES IN MILES DUBUQUE TO:

- Chicago - 179 mi
- Des Moines - 201 mi
- Indianapolis - 376 mi
- Milwaukee - 171 mi
- Minneapolis/St. Paul - 253 mi