

2460 Kerper Blvd.

Dubuque, Iowa

For Lease



Multi-Tenant • Office • Warehouse • Industrial

- 387,207 SF total complex
- Office space available: up to 41,473 SF
- Warehouse space available: 10,128-78,327 SF
- 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



REALTOR®, Licensed in Iowa

Nancy Kann

563.580.7257

nancyk@gronen.com

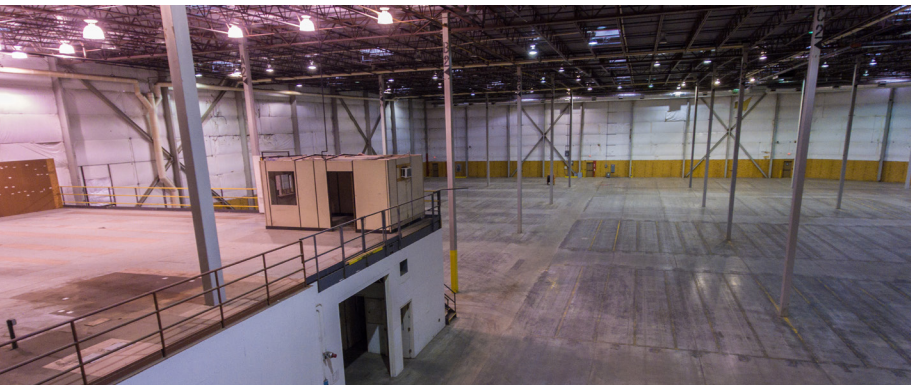
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7/31/25

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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 - 26-28' ceiling height

\$4.75 psf - 38' ceiling height

NNN \$1.56 PSF CAM (includes maintenance, insurance, and taxes; tenant pays utilities)

Office:

\$9 office PSF NNN plus \$3.33 PSF CAM (includes maintenance, insurance, and taxes; tenant pays utilities)



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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



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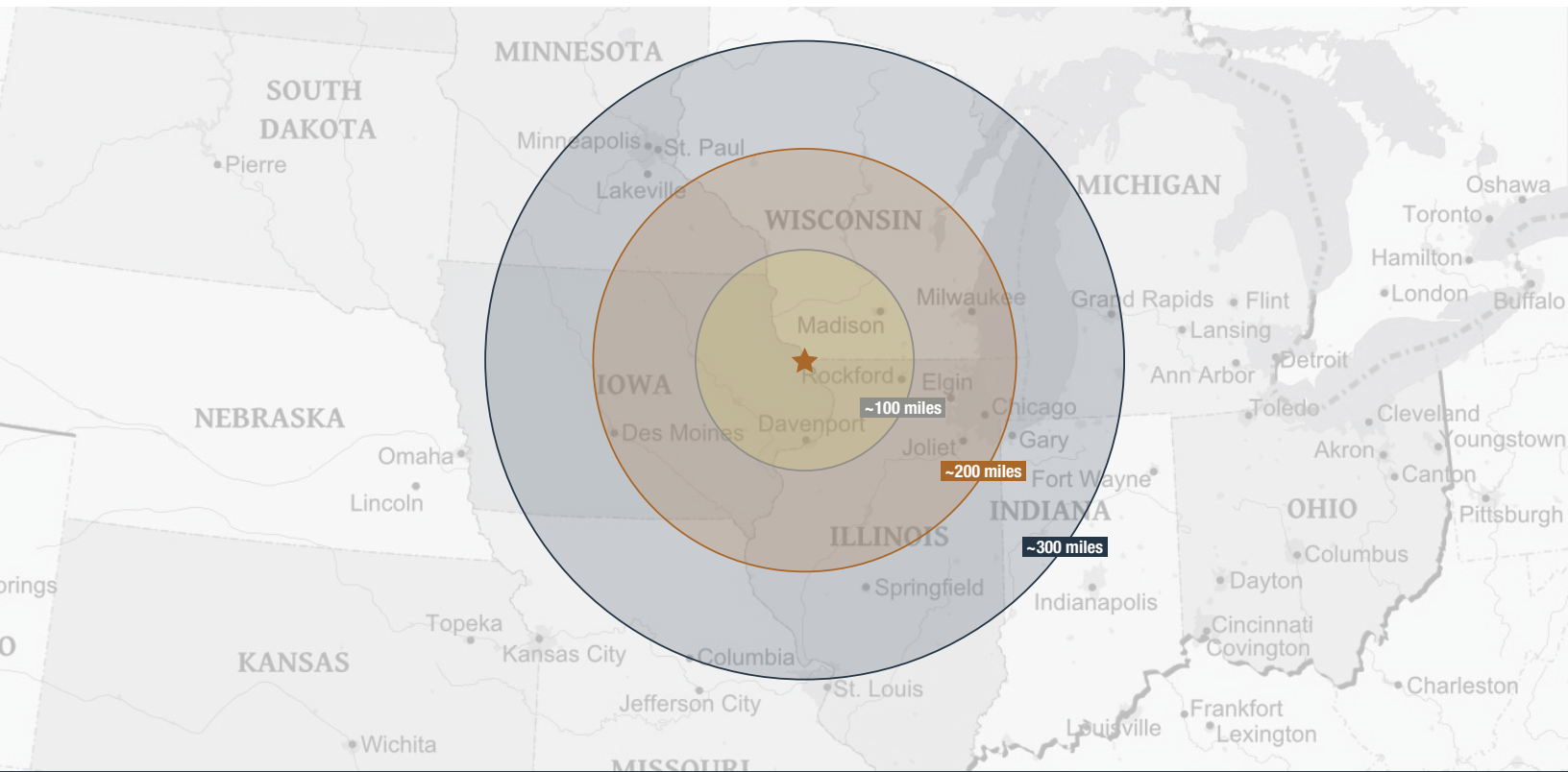
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Drive Times to Nearby Cities

Omaha
Nebraska
5 hours

Kansas City
Missouri
6 hours

Des Moines
Iowa
3 hours

Minneapolis
Minnesota
4.5 hours

Chicago
Illinois
3.5 hours

St. Louis
Missouri
5 hours

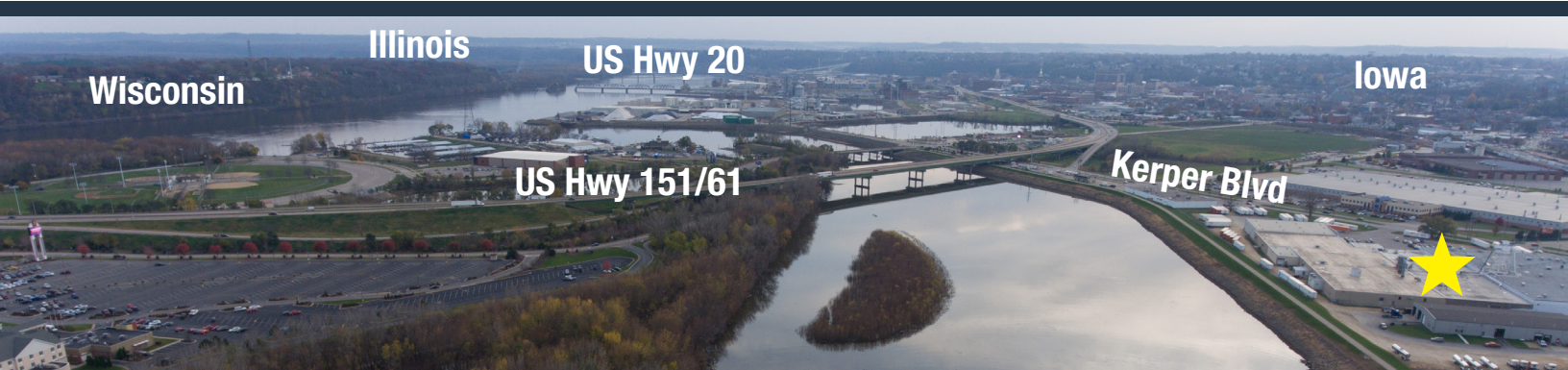
Indianapolis
Indiana
5.75 hours

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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