

INDUSTRIAL LAND

FOR SALE

110 Acres | IWV Industrial Park | Iowa City

70 acres south of IWV Road | 40 acres north of IWV Road

Industrial development opportunity near Highway 218.

IWV Industrial Park | Iowa City



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PROPERTY OVERVIEW

110 acres across two tracts | IWV Road and Slothower Road



Aerial imagery for marketing reference; property lines approximate.

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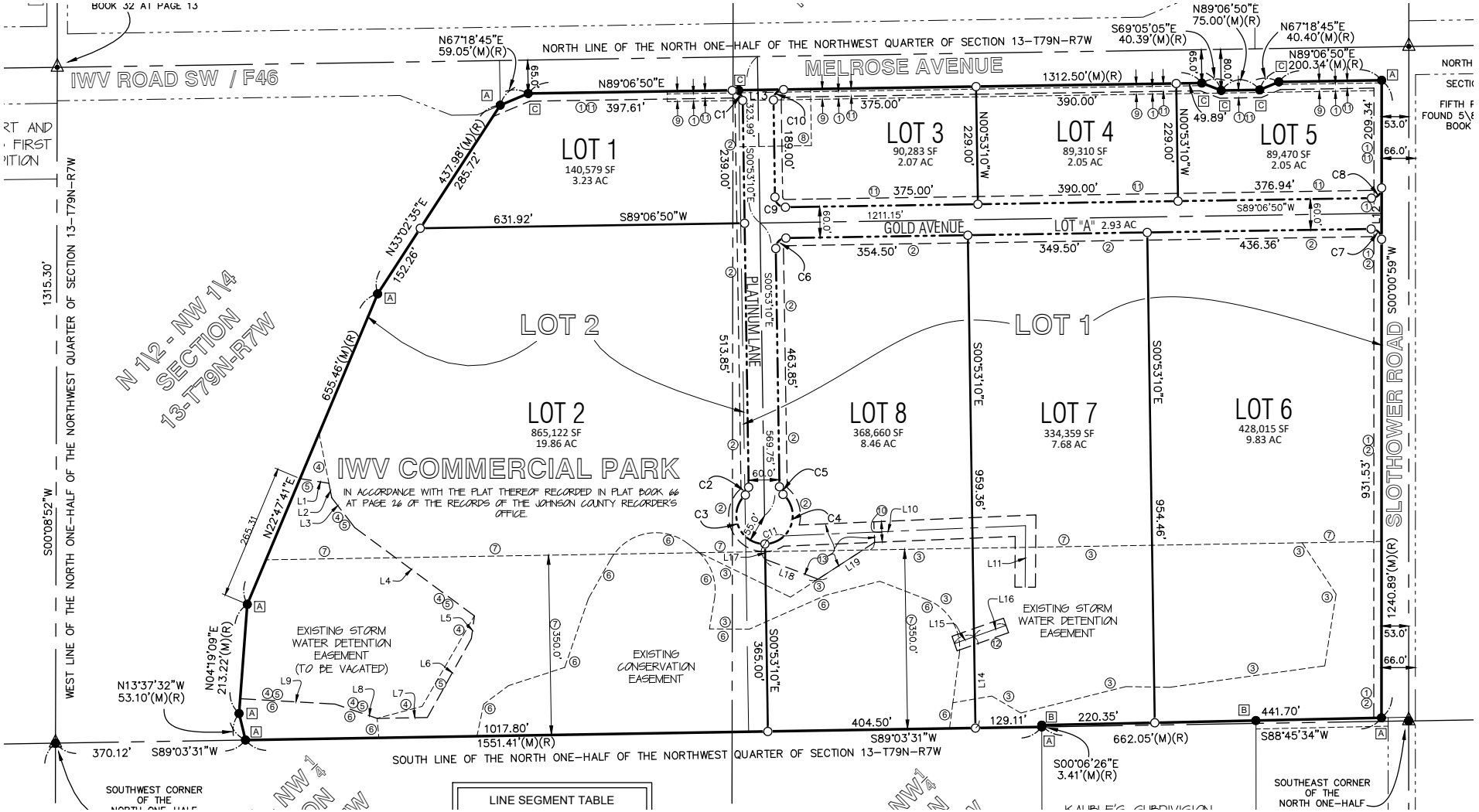
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SUBDIVISION PLAT

Melrose Commercial Park | Survey lot boundaries and labels



Lot labels and property lines reproduced from the provided plat. Refer to the full survey for dimensions and easements.

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LOT PRICING

IWV Industrial Park | Individual lot and bulk purchase options

INDIVIDUAL LOTS

Lot	Acres	Asking price	Price / SF
Outlot 1	37.60	$3,000,000	**$1.83**
1	3.23	$844,192.80	**$6.00**
2	19.86	$3,027,855.60	**$3.50**
3	2.07	$541,015.20	**$6.00**
4	2.05	$535,788.00	**$6.00**
5	2.05	$535,788.00	**$6.00**
6	9.83	$1,926,876.60	**$4.50**
7	7.68	$1,505,433.60	**$4.50**
8	8.46	$1,658,329.20	**$4.50**
Outlot B	15.38	$1,842,370.20	**$2.75**

BULK PURCHASE OPTIONS

Lots 6, 7 & 8	25.97 acres	$3,959,386.20	**$3.50 / SF**

Full 110-acre offering: pricing to be confirmed with broker.

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