



70 Acres

40 Acres

IWV Rd

**INDUSTRIAL LAND
FOR SALE**

120 Acres of Commercial Intensive land in Iowa City. This 120 acres is within close proximity to the Melrose Ave and Old Highway 218 South interchange. There is little of this zoned class of land in Iowa City. 70 acres are on the south side of IWV Rd and 40 acres are on the north side of IWV Rd. The development can be purchased raw or there are pad sites that can be purchased. See the associated plat map and pricing.

IWV Industrial Park | Iowa City



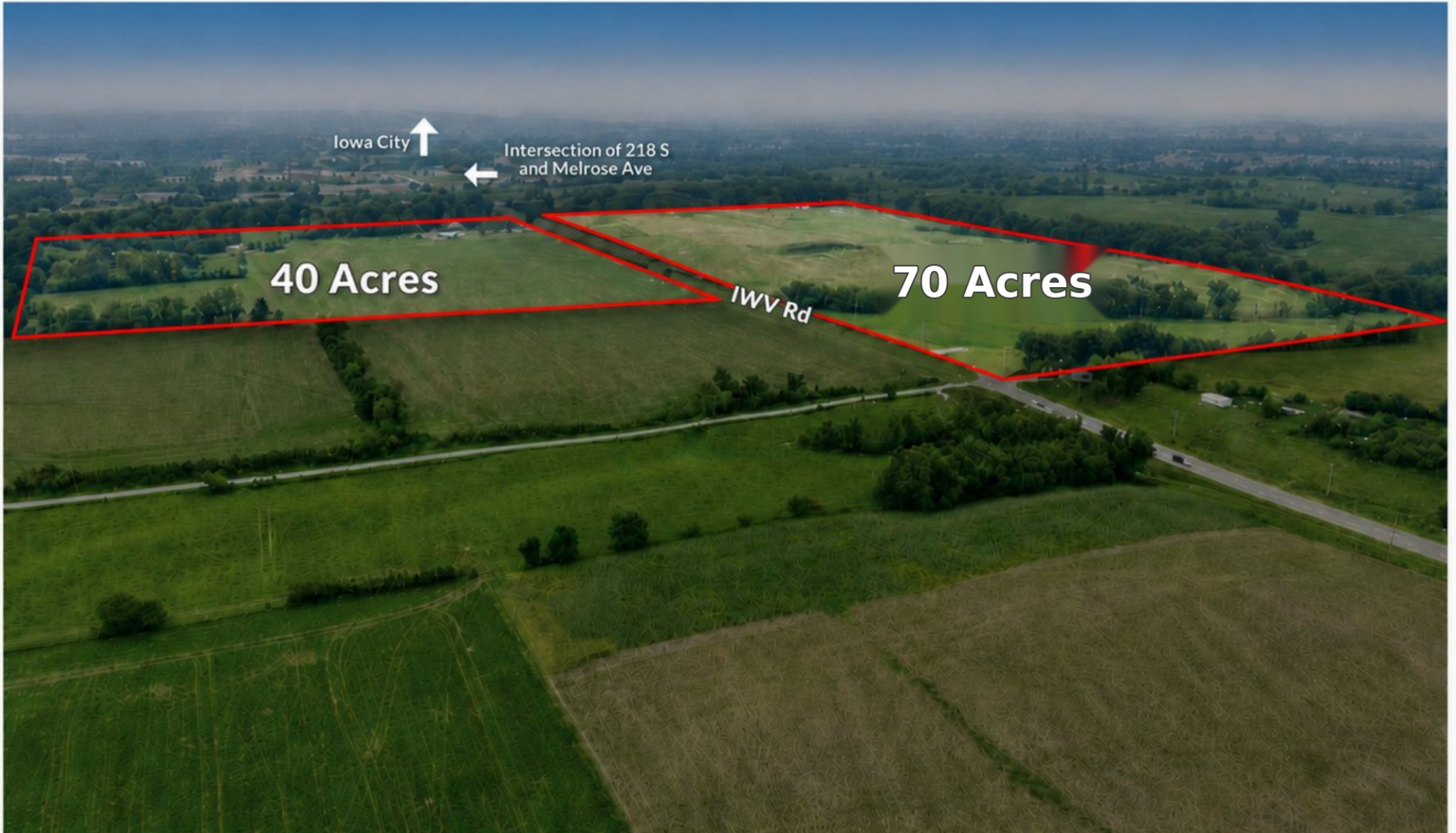
MARK LYNCH, REALTOR®
(319) 331-0409
marklynch@skogman.com



BRAD HOUSER, REALTOR®
(319) 631-2492
bradhouser@houserdevelopment.com

2530 Corridor Way | Coralville, IA 52241
www.skogmancommercial.com





LOT PRICING

Competitively priced lots to meet a variety of industrial needs in a prime Iowa City location.



Lot Number	Lot Size (acres)	Price	Price per sqft	Status
Outlot 1	37.6	\$3,000,000.00	\$1.83	For Sale
1	3.23	\$844,192.80	\$6.00	For Sale
2	19.86	\$3,027,855.60	\$3.50	For Sale
3	2.07	\$541,015.20	\$6.00	For Sale
4	2.05	\$535,788.00	\$6.00	For Sale
5	2.05	\$535,788.00	\$6.00	For Sale
6	9.83	\$1,926,876.60	\$4.50	For Sale
7	7.68	\$1,505,433.60	\$4.50	For Sale
8	8.46	\$1,658,329.20	\$4.50	For Sale
Outlot B	15.38	\$1,842,370.20	\$2.75	For Sale
BULK PURCHASE OPTIONS				
Lots 6, 7, and 8	25.97	\$3,959,386.20	\$3.50	For Sale
120 Acres - As Is	120	\$7,200,000.00	\$1.38	For Sale