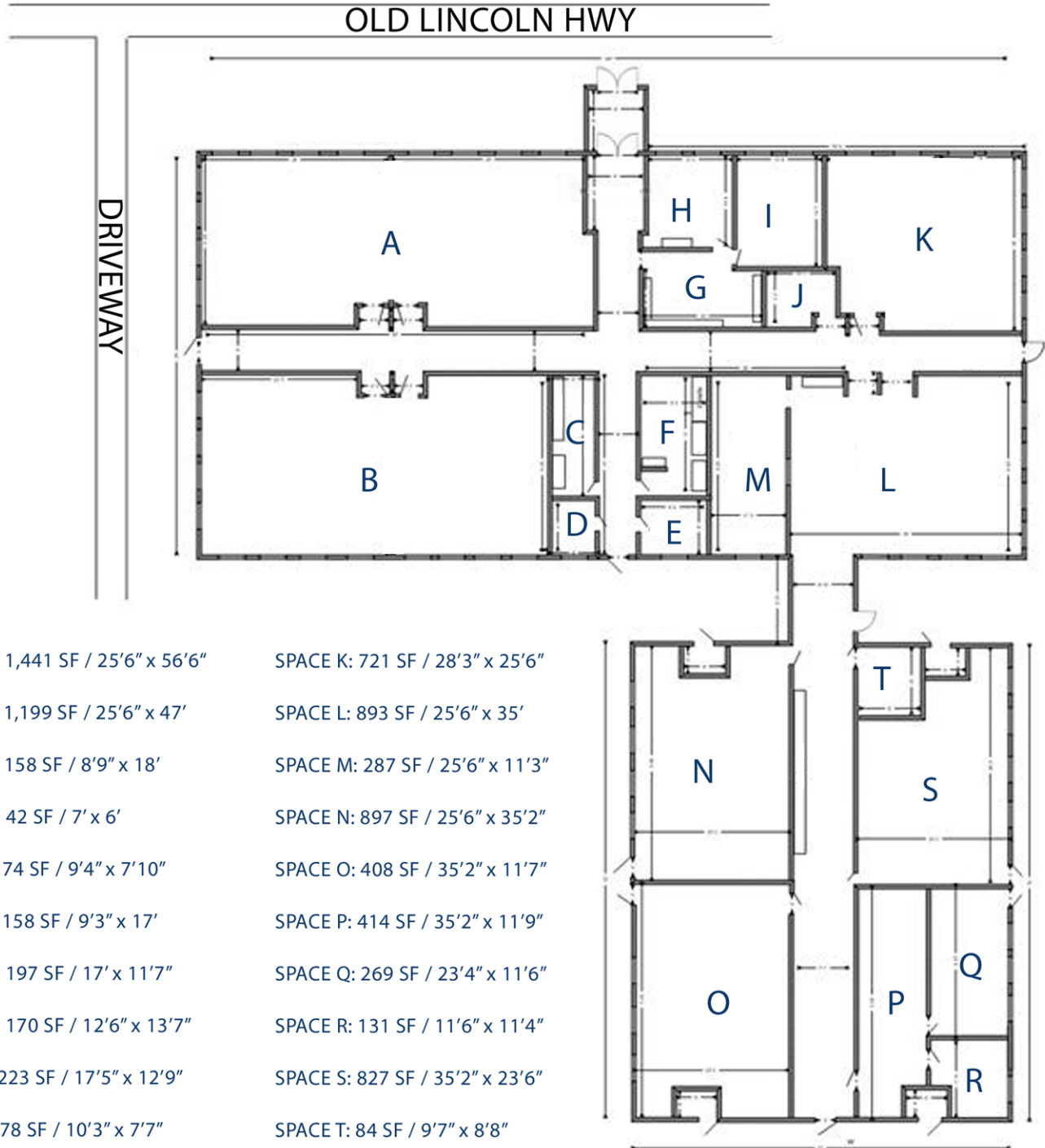
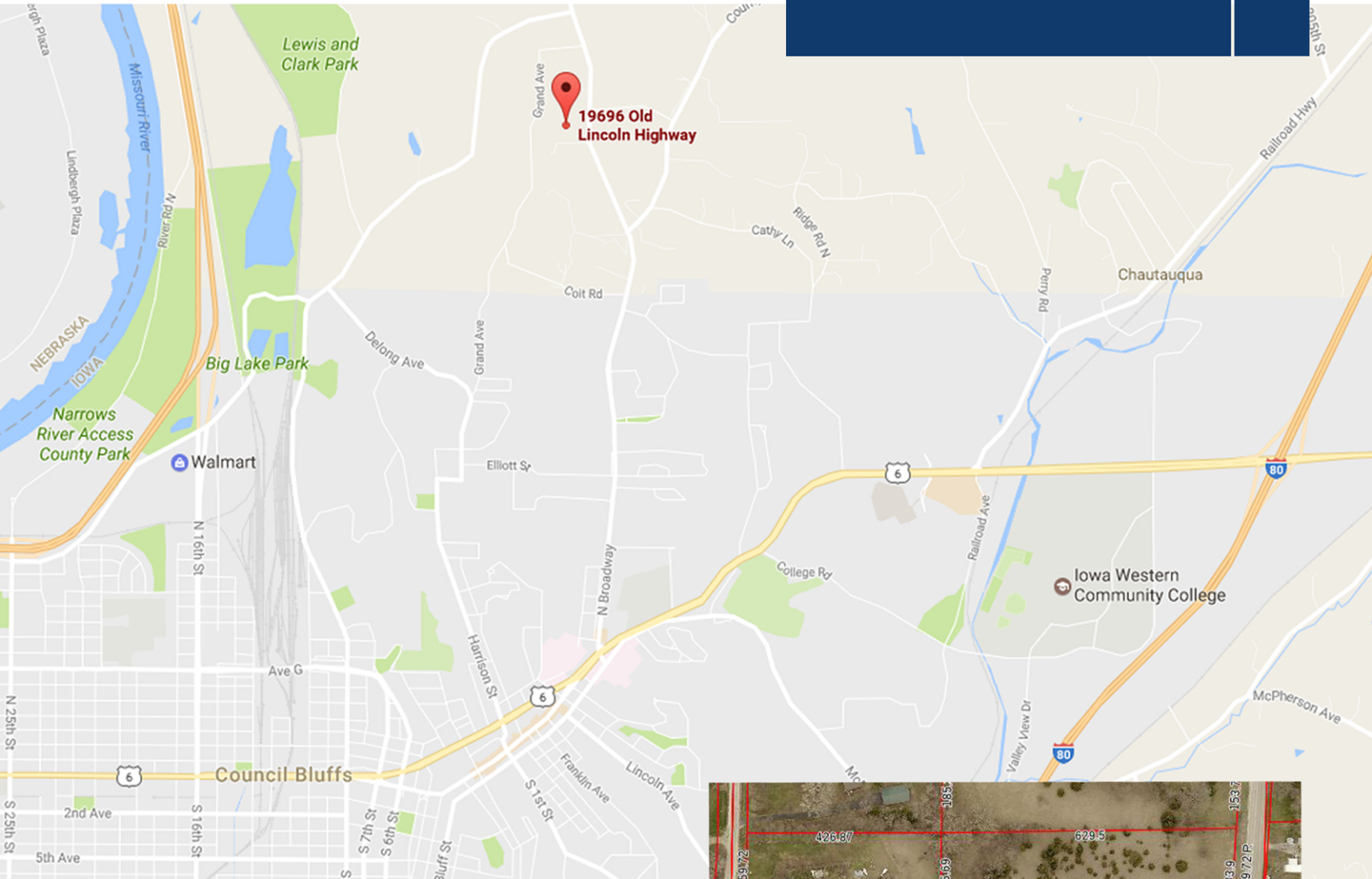




- **Lease Rate: \$3.65/SF**
- Space Available: 11,436 SF
- Property Taxes: \$3,452
- Tenant Pays Water, Lights & Gas
- Quick & Easy Ingress & Egress
- Plenty of Parking, Including Front Door Parking
- ADA Restrooms
- Serviced With City Water & Natural Gas
- Fire Alarms & Emergency Lighting
- High Efficiency Furnaces & Air Conditioners
- Newer Roofs & Abundance of Windows



ALL MEASUREMENTS APPROXIMATE



Mike Morse
1-402-677-6356
mike@morse-re.com

INFORMATION CONTAINED HEREIN IS TAKEN FROM SOURCES DEEMED RELIABLE. EVERY EFFORT HAS BEEN MADE TO ASSURE ACCURACY. HOWEVER, THE INFORMATION IS NOT GUARANTEED. ANY ITEM THAT YOU BELIEVE TO BE IMPORTANT REGARDING YOUR DECISION TO PURCHASE AND/OR LEASE THE SUBJECT PROPERTY SHOULD BE INDEPENDENTLY VERIFIED.

17580 Lochland Ridge
Council Bluffs, IA 51503
1-402-677-6356
morse-re.com