

1751 Madison Avenue

FOR SALE



\$3,900,000.00

Basement: N/A

Year Built: 1986

Total Finished Sq Ft: 95,355

Electrical Mezzanine Sq Ft: 575

Admin. Mezzanine Sq Ft: 2,250

(Per Plans provided by CBCSD)

Lot Size: 6.44 M/L Acres

School District: Council Bluffs

Net Taxes: \$0 / TBA

City Water & Sewer

LOCATION! Currently owned and operated by Council Bluffs Community School District. Floor plans with layout showing 95,355 total square feet. Property has paved parking lot with 50+ parking stalls. Parking lot plan included in specs. Property sits on 6.44 Acres M/L. Property will be sold as is with no warranties. Desired location just off the I-80 Madison Avenue Exit. Will be located next to the new Menards building. Anchor businesses' in the area include but not limited to Menards, Hy-Vee, McDonalds, Bucky's, Planet Fitness, US Postal Service and many more. 2 Door: O.H. Door w/Seal - Manual, 7 Ft Wide, 9 Ft High 2 Dock Leveler: 6' x 6' Dock Size, Notice required for showings, List agent must accompany.

Seller reserves the right to make changes including but not limited to specifications, features & prices without prior notice.
Information herein deemed reliable but is not guaranteed.

*Call today to schedule your
Private tour.*

John Jerkovich
402.681.4812

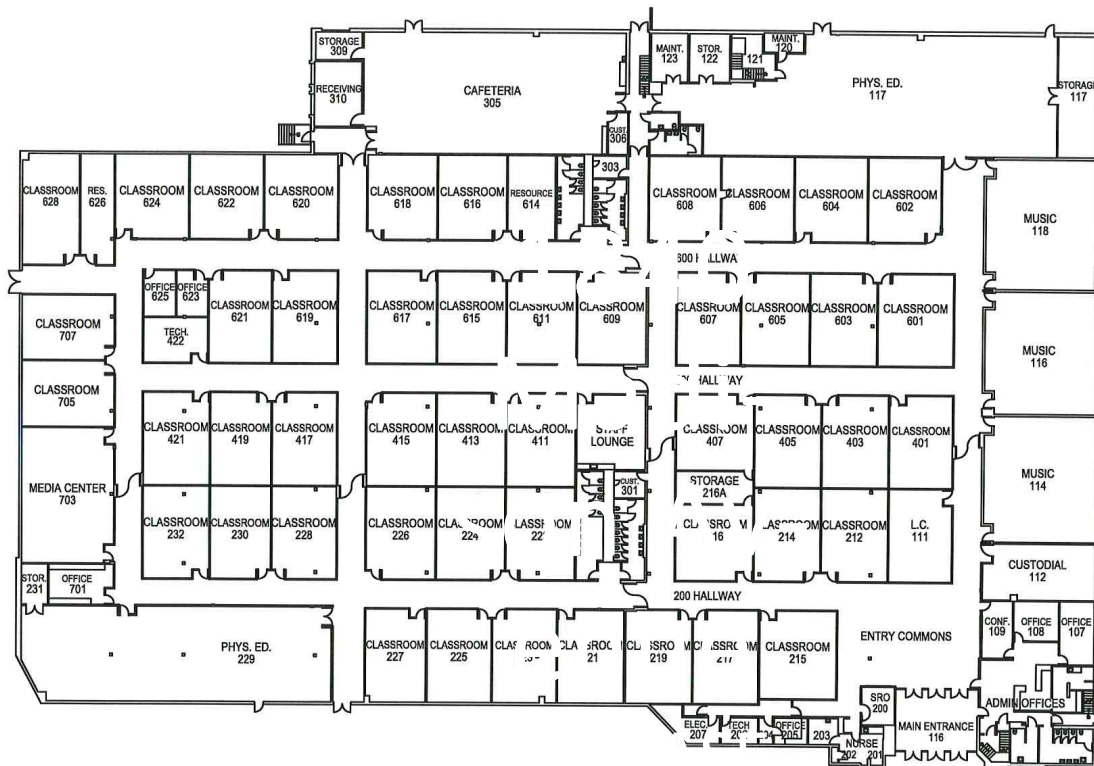
jhj@heartlandproperties.com



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Floor Plan



FIRST FLOOR PLAN

92,530 GROSS SQ.FT.

5 20 30 50

April 1, 2020



BUILDING SQUARE FOOTAGE

FIRST FLOOR	92,530 SQ. FT.
ELEC. MEZZANINE	575 SQ. FT.
ADMIN MEZZANINE	2,250 SQ. FT.
TOTAL SQ. FT.	95,355 SQ. FT.

MADISON CAMPUS

1751 Madison Ave, Council Bluffs, IA 51503

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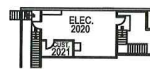


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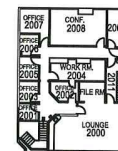
Floor Plan



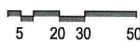
ELECTRICAL MEZZANINE PLAN 575 SQ.FT.



April 1, 2020



ADMINISTRATIVE MEZZANINE PLAN 2,250 SQ.FT.



April 1, 2020



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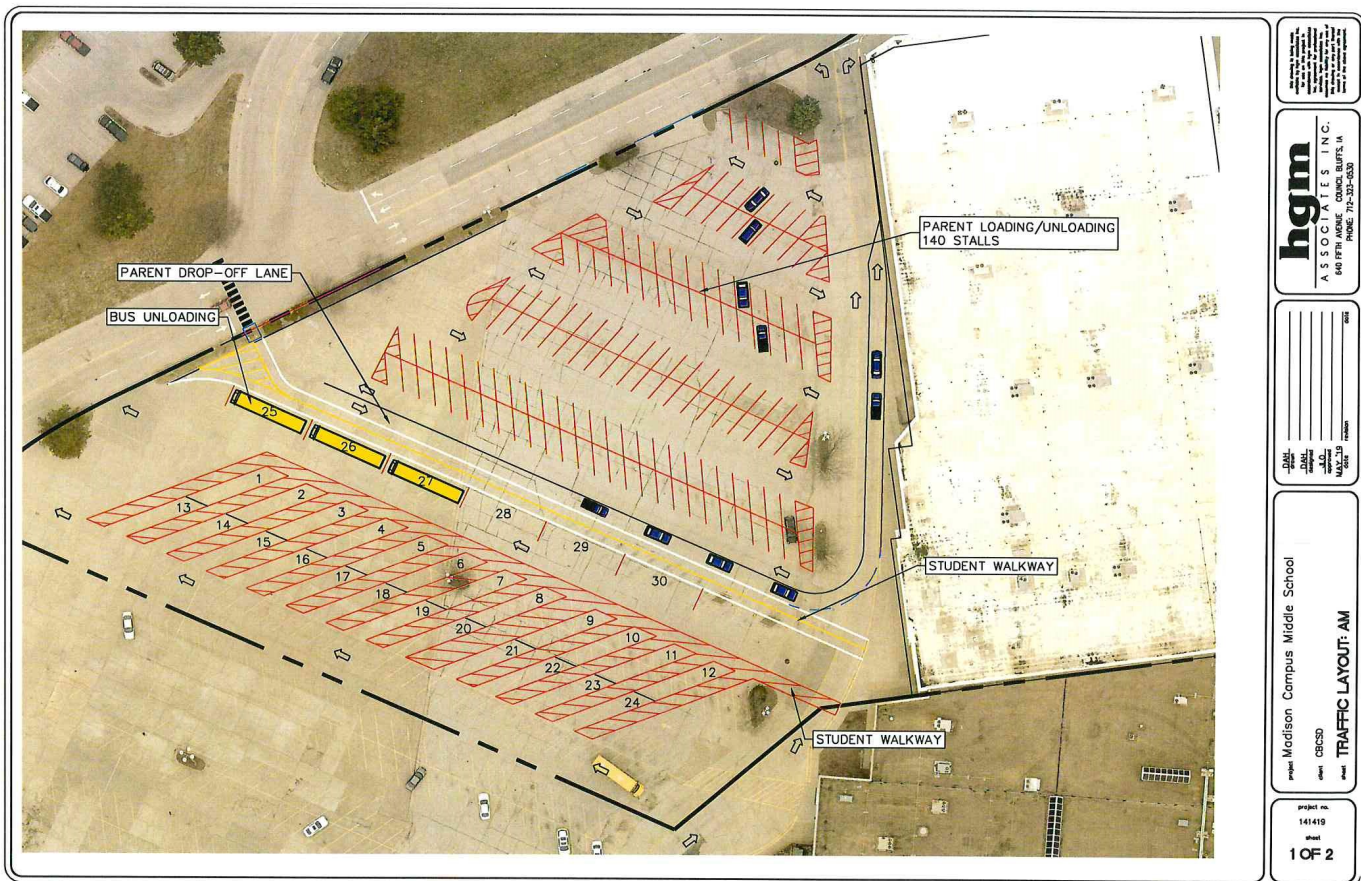
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Parking Layout



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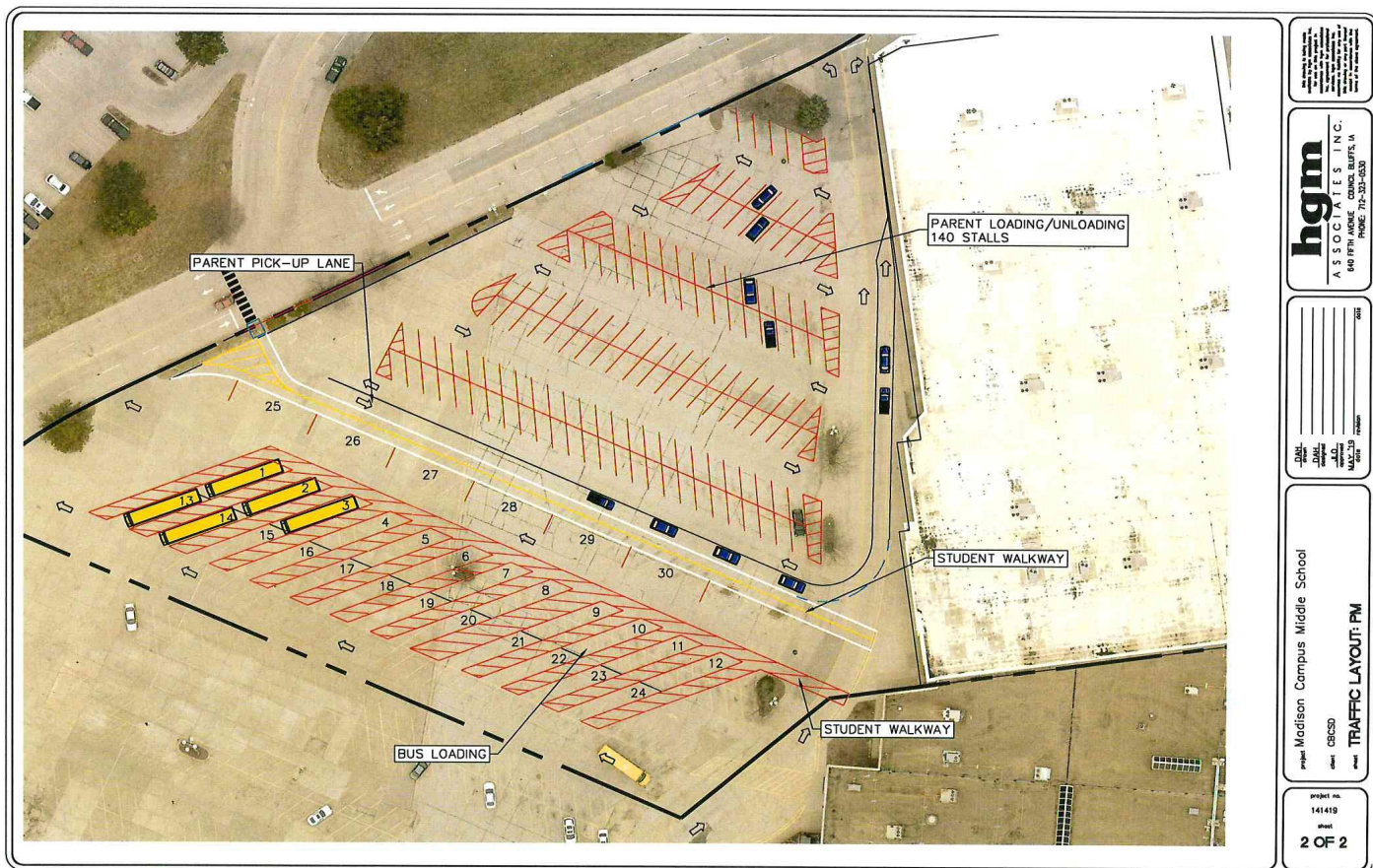
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BUILDING SPECS

- **Electrical:**

480/227v 3 Phase 4 Wire W/GND Bar

1600 AMPS

13 Electrical Panels

- **HVAC INFO:**

20 New HVAC rooftop units (RTU)

1 Mitsubishi split system for the Technology/ Server Room

7 Electric unit heaters

1 Gas unit heater

Total 20 RTU units providing heating and cooling

- **Sprinklers:**

- 1. Reliable model F1FR56-RA1414, Chrome, Recessed, QR, Pendent, K=5.6, 155°
- 2. Reliable model J112-RA7216, Chrome, Recessed, EC, QR, Pendent, K=5.6 155°
- 3. Viking model VKFD28B Braided Flexible Sprinkler Drops

PIPE:

1. Wheatland: Sch. 40 Pipe
2. Wheatland Mega Thread
3. Wheatland Mega Flow

FITTINGS:

1. Anvil Fig. 7074, grooved, ductile iron, Cap
2. Anvil Fig. 7400, grooved, ductile iron, Rigid Coupling
3. Anvil Fig. 7050, grooved, ductile iron, 90° Elbow
4. Anvil Fig. 3205, threaded, ductile iron, Straight Tee

5. Anvil Fig. 3201, threaded, ductile iron, 90° Elbow

- **FIRE ALARM SYSTEM**

Notifier by Honeywell – NFS2-3030 Intelligent Addressable

- **Security System:**

Access Control is controlled by an S2 Brand Panel
Intrusion Control System by Per Mar Security

- **Sewer / Water Line:**

New 6-inch sewer line to closest manhole (approximately 65 feet)

Water line to building:

New 3-inch domestic water tap to existing water main outside building

- **Restrooms:**

5 new – 22 water closets and 10 urinals 4 existing – 8 water closets and 1 urinal

- **ROOF:**

Sikaplan RhinoBond (Polymer Coated Plate) Installed January 2012

- **Lighting:**

Approximately 155 LED Low power thermoplastic emergency lights with a 3.0V
long-life maintenance free NiCad battery

- **Overhead Doors**

2 Door: O.H. Door w/Seal - Manual, 7 Ft Wide, 9 Ft High
2 Dock Leveler: 6' x 6' Dock Size, Mechanical, 20,000 Lbs
1 Truck Well: Floor size=3,363 sqft.



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Utility Information

Council Bluffs Water Works

712-328-1006

Average Monthly billing \$310--\$340

Black Hills Energy

1-888-890-5554

Average Monthly billing \$1,031

MidAmerican Energy

1-888-427-5632

Average Monthly billing \$2,492



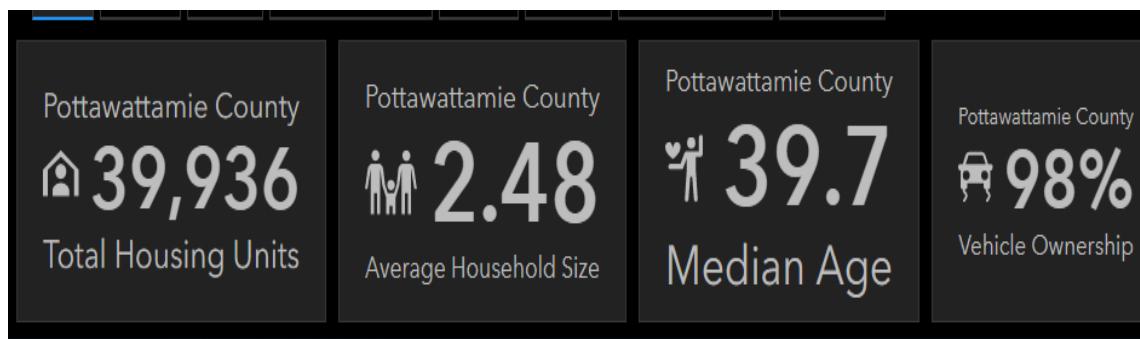
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DEMOGRAPHICS



TRAFFIC COUNTS

- **Madison Ave & I-80**
North Leg 31,200 East Leg 5,900 South Leg 45,600
West Leg 9,300 Total 46,000
- **I-29 & Madison Ave WB Ramps**
North Leg 1,100 East Leg 11,000 South Leg 8,700
West Leg 9,300 Total 15,050
- **Bennett Ave. & Madison Ave.**
North Leg 8,300 East Leg 7,000 South Leg 0
West Leg 9,000 Total 12,150

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