



# Commercial For Sale

0 Sqft - 4125 Westcor Ct, Coralville, Iowa 52241



## Description

20,400 SF high end specialized clean room lab, assembly, manufacturing, and warehouse facility on Westcor in Coralville. This building has office space, warehouse / receiving and storage, clean rooms with HEPA filter and zoned HVAC, In-floor heat, 30 ft. sidewalls, 60 parking spaces on 3.5 acres with room to expand. All furniture, forklift, racks, and equipment existing in the facility stays. There is also one OH door and one dock door in the warehouse / shipping-receiving area. Please see the complete OM in associated documents for all the details. This is unique in Johnson County and is both medical and food grade for RD or manufacturing.

## Property [Description](#)

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## Basic [Details](#)

Property Type:

**Commercial**

Listing Type:

**For Sale**

Listing ID:	<b>202204650</b>
Price:	<b>\$2,725,000</b>
Beds:	<b>0</b>
Baths:	<b>0</b>
Half Bathrooms:	<b>0</b>
Square Feet:	<b>0 Sqft</b>
Construction Year:	<b>2006</b>
Lot Size:	<b>3.40 Sqft</b>
Country:	<b>US</b>
State:	<b>IA</b>
County:	<b>Johnson</b>
City:	<b>Coralville</b>
Zipcode:	<b>52241</b>
Status Category:	<b>Contingent</b>
Area:	<b>Coralville</b>

## Features

✓	Heating Fuel:	<b>Gas, Zoned/dual Heat</b>
✓	Cooling System:	<b>Central A/c</b>
✓	Roof:	<b>Metal/steel</b>
Internet:		<b>Yes</b>
Elevators:		<b>No</b>
✓	Possible Finance:	<b>Cash, Conventional</b>
✓	Possession:	<b>At Closing</b>
✓	Showing Instructions:	<b>Showingtime</b>

## Address [Map](#)

Street:	<b>4125 Westcor Ct</b>
Floor Number:	<b>0</b>
Longitude:	<b>W92° 21' 33.4"</b>

Latitude: **N41° 42' 9"**

## More [Information](#)

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Office Name: **Lepic-Kroeger, REALTORS**

Sales Term: **Conventional**

Ownership Type: **Commercial**

Update Date: **08-18-2022 19:42:57**

Directions: **West on Hwy 6/2nd St, south on Westcor Dr, west on Westcor Ct.**

Zoning: **I-PUD1**

Lot Dimensions: **Irregular**

LA1Agent Logon Name: **I038**

LA1Agent First Name: **Jeff**

LA1Agent Last Name: **Edberg**

LO1Main Office ID: **55**

PriceChangeTimestamp: **08-11-2022**

## Agent Information

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Name: Jeff Edberg  
Office: Lepic-Kroeger, REALTORS

## Additional Details

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Cooling System: Central A/c  
Possible Finance: Cash, Conventional  
Possession: At Closing  
Showing Instructions: Showingtime  
Listing Date: 08/11/2022  
Directions: West On Hwy 6/2Nd St, South On Westcor Dr, West On Westcor Ct.  
Lot Dimensions: Irregular