



THE  
BROOKSHIRE  
COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

2205 6th Ave South  
Clear Lake, IA 50428

52,275 SF

For Sale - \$7,795,000

For Lease - \$12.50/PSF NNN



## CONTACT

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**Schedule a viewing  
today to explore  
the possibilities!**

# 2205 6th Ave S, Clear Lake, IA

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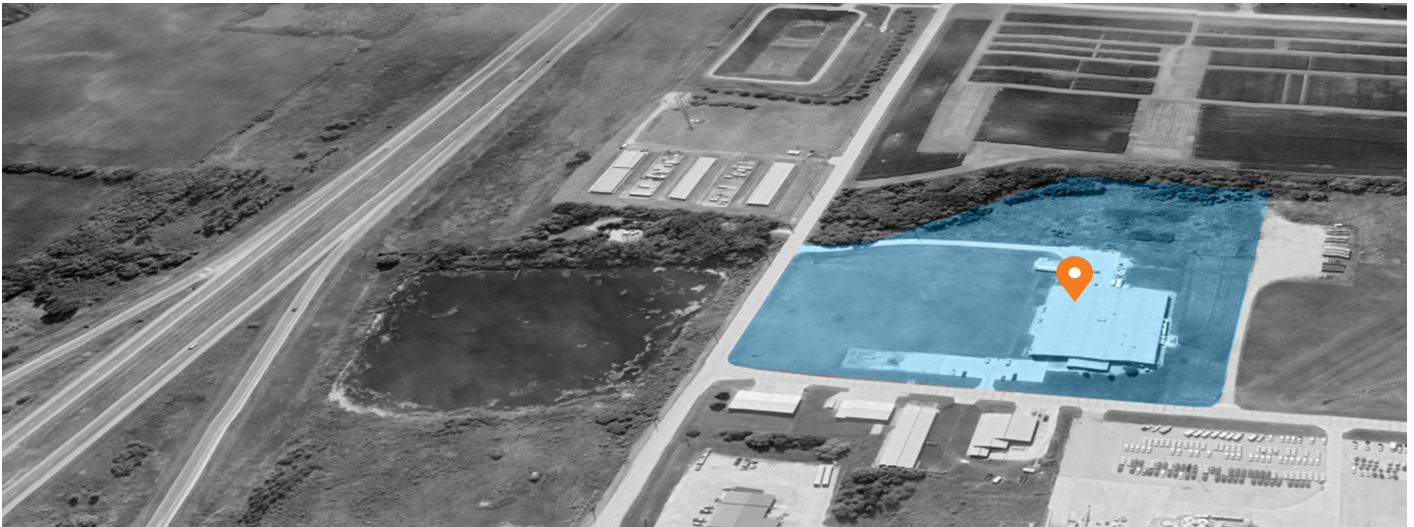
Located at 2205 6th Ave S, Clear Lake, IA, this 52,275 SF Freezer/Cooler food-grade facility sits on 13.86 acres and is designed for food manufacturing and production. Built in 2001, the property features a ample freezer/cooler space, modern food grade facility, located in a strong business state, provides ample expansion capability, convenient to multiple major MSA's. With robust utilities, 2 docks and 1 drive-in door, this property is an excellent opportunity for food production/manufacturing operations seeking a strategic location.

## PROPERTY HIGHLIGHTS

- Freezer/Cooler space
- 2 Dock-high doors & 1 Drive-in for Seamless logistics
- Modern Food Grade Facility
- Ample expansion capability

## LOCATION DESCRIPTION

- Easy access to I-35 & I-90
- Strong Business State
- Proximity to multiple MSA's
- 13.86 Acre Lot (approved plans for expansion)
- Zoned for Light Industrial



## ZONING | I-1 - Light Industrial

The Light Industrial Zone (I-1) is intended to provide for the development of most types of industrial firms. This zone is also created to provide for those commercial and light manufacturing industries which do not qualify for location in the commercial zones but which are not heavy manufacturing industries. Regulations are designed to protect adjacent, nonresidential zones and other industrial uses within the zone.

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### PERMITTED USES

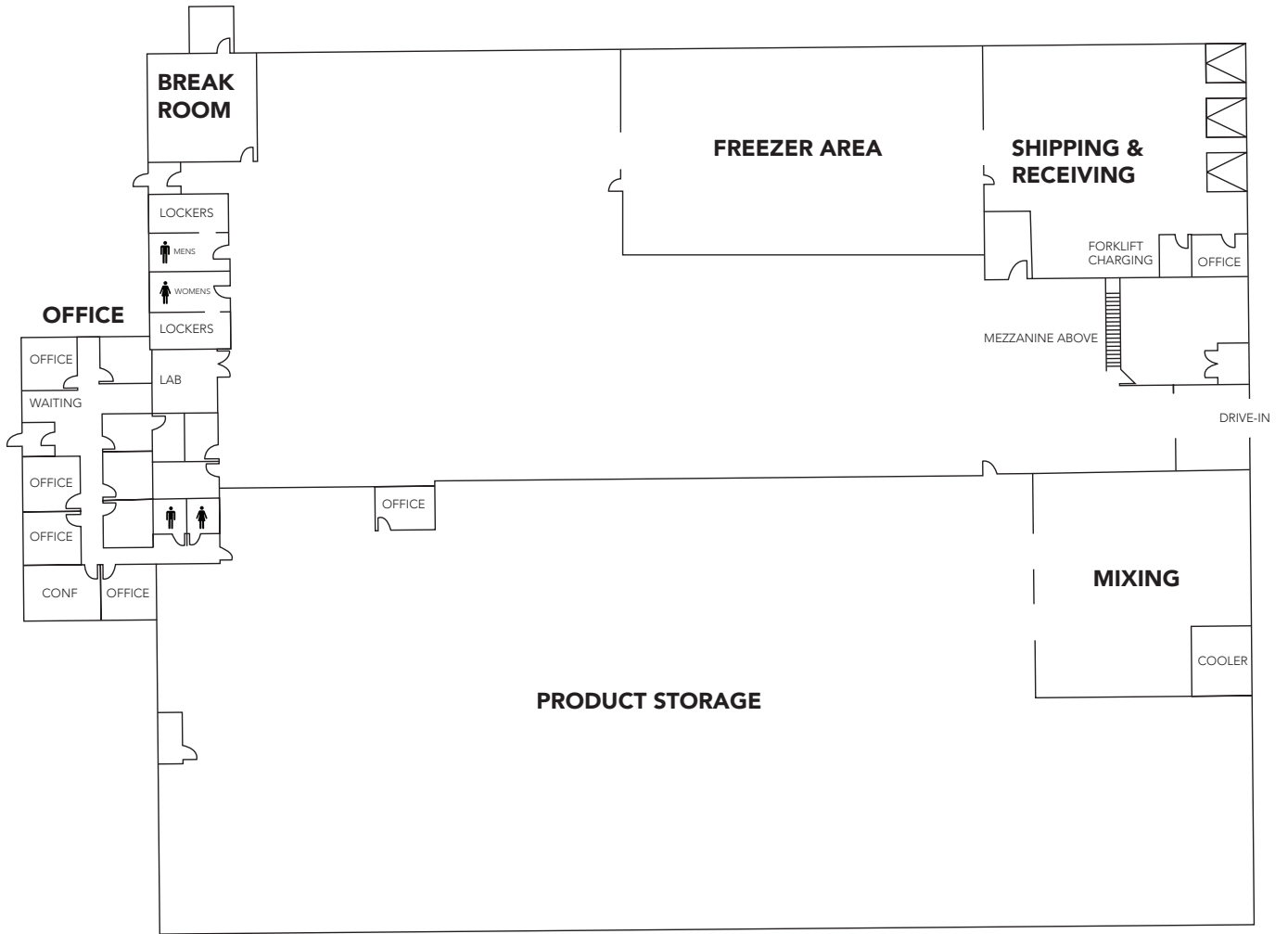
Wholesale trade & warehouse establishments for goods such as but not limited to automotive equipment, drugs, chemicals & allied products, dry goods & apparel, groceries & related products, electrical goods, hardware, plumbing, heating equipment & supplies, machinery, equipment & supplies, etc.

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\*See [city zoning code](#) for complete list

<b>ZONING</b>	I-1; Light Industrial
<b>PROPERTY USE</b>	Food Production
<b>YEAR BUILT</b>	Built in 2001, renovated in 2005
<b>FLOORS</b>	Single-story
<b>PROPERTY ACCESS</b>	
<b>Nearby HWY</b>	I-35 (0.25 miles)
<b>Nearby Airport</b>	Mason City Municipal Airport (2.8 Miles)
<b>PARKING</b>	
<b>Employee/ Customer</b>	29
<b>Handicap</b>	2
<b>Truck Parking</b>	Yes + Maneuver Area
<b>CEILING HEIGHT</b>	
<b>Warehouse</b>	17' at eave; 22' at peak
<b>Office</b>	8"
<b>Freezer/Cooler</b>	15'
<b>WATER</b>	
	Supplied by City of Clear Lake
<b>SEWER</b>	
	Supplied by City of Clear Lake
<b>GAS</b>	
	Supplied by Alliant. 2" diameter pipe. 5lbs pressure to building.
<b>POWER</b>	
	2 Services. Supplied by Alliant.
<b>Volts</b>	Service 1 - 208/120 Volts Service 2 - 480/277 Volts (750 KVA)
<b>Amps</b>	Service 1 and 2 - 1600 Amps
<b>Phase</b>	Service 1 and 2 - 3-phase
<b>Wire</b>	Service 1/2 - 4-wire
<b>FIBER-OPTICS</b>	
	yes
<b>CRANES</b>	
	2-ton (1 total) - 26'x20'
<b>FLOOR LOAD</b>	
<b>Production/ Warehouse</b>	6" with Reinforcement. #4 bars at 8" on center in both directions
<b>Dock Pit</b>	6"

<b>AVAILABLE</b>	52,275 SF TOTAL
<b>Production/ Warehouse</b>	25,000 SF
<b>Freezer Space within Warehouse</b>	4,000 SF (360 Pallet Positions)
<b>Cooler Space within Warehouse</b>	320 SF
<b>Office</b>	1,450 SF (8 offices)
<b>Mezzanine</b>	2 mezzanine levels (North and South Side) at approximately 700SF each
<b>LOT SIZE</b>	
	13.86 Acres with approved plans for expansion
<b>BUILDING IMAGE</b>	
<b>Building Materials</b>	Metal Construction
<b>Roof</b>	Metal Roof
<b>Surrounding Buildings</b>	Industrial Park
<b>HEAT</b>	
	Lennox Heat Pump (94.1 AFUE)
<b>AIR CONDITIONING</b>	
	Yes
<b>FIRE PROTECTION</b>	
	100% Wet
<b>COLUMN SPACING</b>	
<b>Warehouse</b>	48'x50'
<b>DOCKS</b>	
	3 total
<b>9'x9' Dock-high (3)</b>	Located South -side of building. 1 dock is currently trash compactor
<b>Locks</b>	Yes
<b>Other Requirements</b>	Interior door leading into the freezer from staging area by the loading docks
<b>DRIVE-IN</b>	
	1 total
<b>10'x12' (1)</b>	Located South-side of building
<b>RESTROOMS</b>	
	Women (#); Men (#); Unisex (#) Total
<b>Office</b>	Women (1) ; Men (1)
<b>Production/ Warehouse</b>	Women (1) ; Men (1)
<b>LIGHTING</b>	
<b>Office</b>	LED
<b>Production/ Warehouse</b>	LED



Sale Price - \$7,795,000





# LABOR SNAPSHOT CLEAR LAKE

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.

## POPULATION

63,811

## LABOR FORCE (AGES 16+)

33,725

## MEDIAN HOME VALUE

CLEAR LAKE, IA

\$158,604

NATIONAL  
AVERAGE

\$303,400

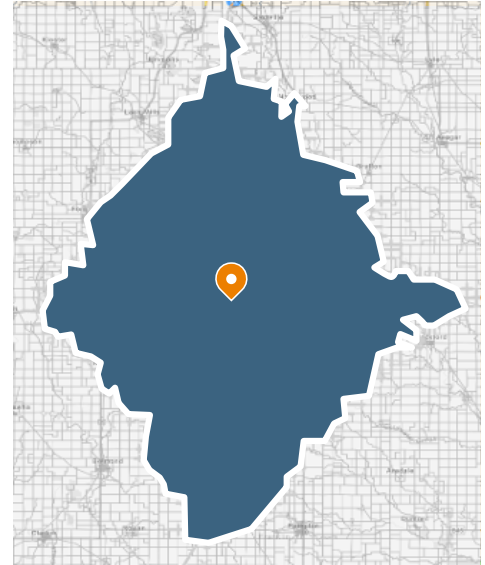
## FOOD MANUFACTURING REPRESENTATION



NATIONAL  
AVERAGE

CLEAR LAKE

## 30-MINUTE DRIVE-TIME RADIUS



## TOP REPRESENTED INDUSTRIES

- *Transportation Equipment Manufacturing*
- *Food Manufacturing*
- *Machinery Manufacturing*

## FOOD MANUFACTURING INDUSTRY

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Laborers & Freight, Stock, & Material Movers, Hand	717	\$20.58/hour
Packaging & Filling Machine Operators & Tenders	170	\$21.15/hour
Food Batchmakers	142	\$23.46/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.