

2068 303<sup>RD</sup> AVENUE  
FORT MADISON, IOWA 52627

FOR SALE  
FOR LEASE

108,000 SF  
MANUFACTURING / WAREHOUSE



## PROPERTY DETAILS

- 108,000 SF Manufacturing / Warehouse Building For Sale or For Lease
  - 100,000 SF Warehouse
  - 8,000 SF Office (2 Stories)
- 12.19 Acre Site
- Sale Price: Call Broker
- Lease Rate: \$4.50 PSF NNN
- 8 Docks with Levelers
- 1 Overhead Door (14' H x 12' W)
- 18' - 20' Clear Height
- 4 2-Ton Overhead Cranes
- 480 V, 3000 Amp, 3-Phase
- 5 Cambridge Heaters
- 300 PSI Wet Sprinkler
- Ample Parking
- 7.29 Acres to the East of Additional Ground For Parking or Storage

BUY

SELL

LEASE

DEVELOP


MANAGE

CONSULT

CONTACT:



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Partner

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