

Industrial Property FOR SALE \$3,950,000

**2104 S 29th Street
Council Bluffs, IA 51501**

Property Highlights

- 12,500 SF industrial flex building on a 5.47 acre site
- Purpose built for trucking & transportation use
- Multiple service bays & dedicated wash bay
- Secure, paved truck yard
- Convenient access to Interstates 80 & 29
- Excess ground for expansion

Property Description

Newer 12,500 square foot industrial flex building used as a fleet maintenance facility and administrative offices for regional trucking company. Significant outdoor storage component with large, secure, paved lot and excess ground for expansion. Sale is subject to the on-going operations of 5D's Transportation. Call agent for conditions of sale.

Disclosure: A principal owner of this property holds an active real estate broker license in the State of Iowa. The owner licensee is acting solely as a principal and is not the listing agent for this transaction.

Offering Summary

Sale Price	\$3,950,000
Building SF	12,500
Price/SF	\$316.00
Lot Size	5.47 Acres
Features	Secured outdoor storage
Zoning	I-2 General Industrial



Listed By:

Jeff Johnson

(402) 917-3035

Jeff.Johnson@bhhsambcommercial.com

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PROPERTY DETAILS

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Property Details

Property Type	Industrial
Zoning	I-2 General Industrial
Lot Size	5.47 Acres
Traffic Count	12,276
Cross Streets	21st Avenue & 29th Street
Property Taxes	\$78,114

Location Information

Building Name	5D's Transportation
Street Address	2104 S 29th Street
City, State, Zip	Council Bluffs, IA 51501
County/Township	Pottawattamie

Building Information

Building Size	12,500 SF
Building Class	B
Number of Floors	One
Year Built	2021

Utilities

HVAC	Split system for office Warehouse heat
Restrooms	4

Parking & Transportation

Parking Type	Concrete
Parking Spaces	27 stalls at front 28 stalls fleet parking 52 trailer stalls

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	2,777	69,720	185,647
Households	1,109	28,418	73,103
HH Income	\$69,232	\$76,841	\$75,824

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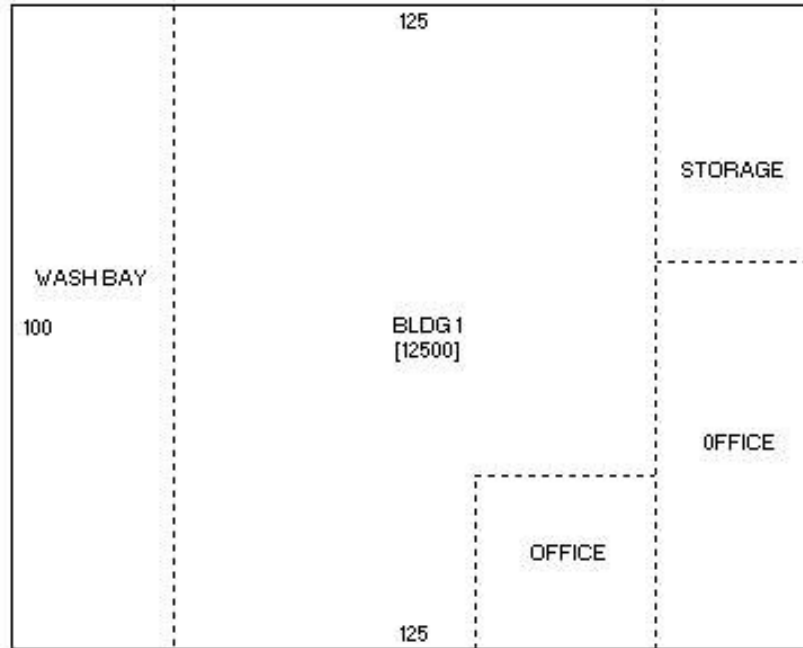
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BUILDING LAYOUT

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PLOT AERIAL
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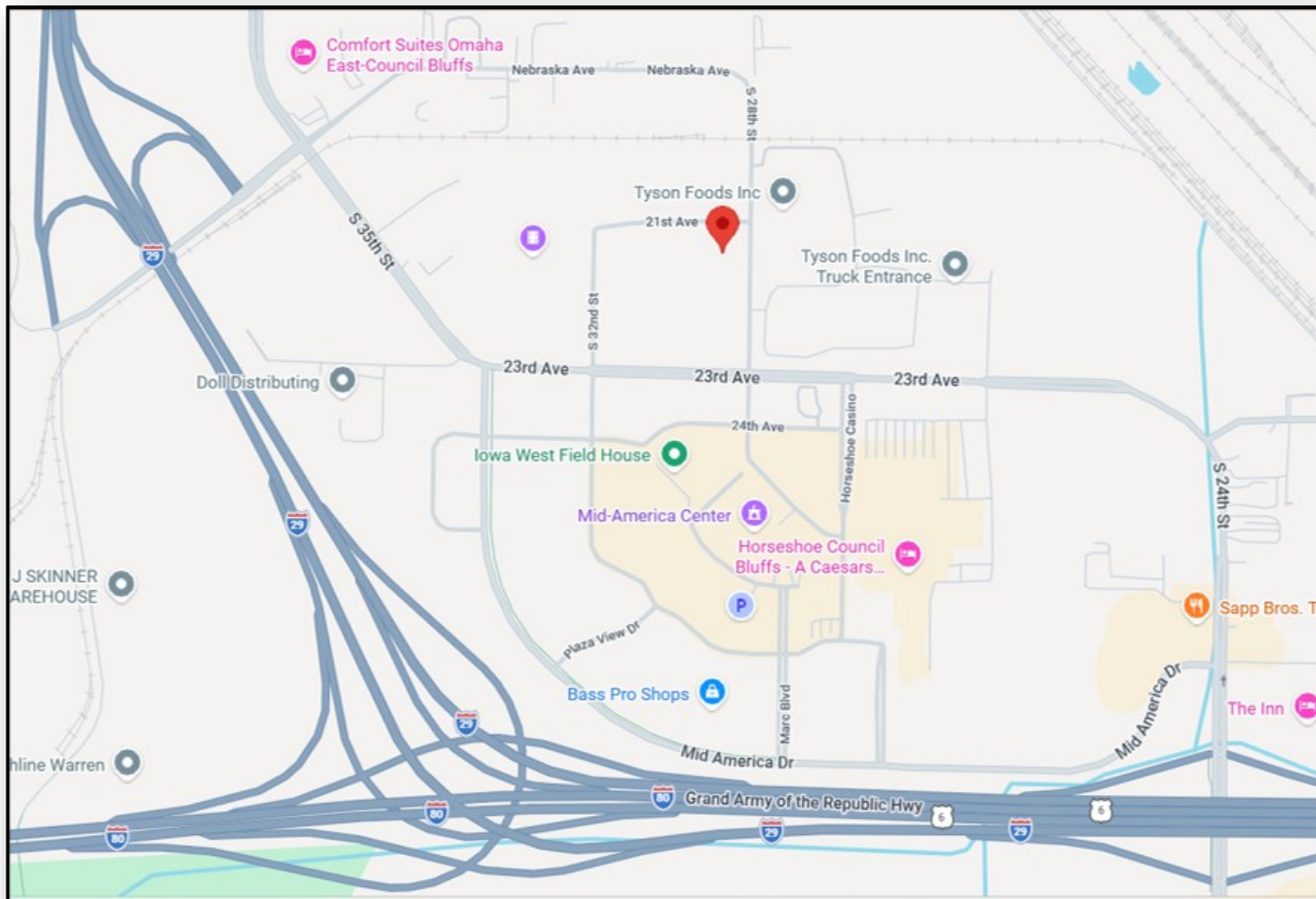
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MAP AERIAL

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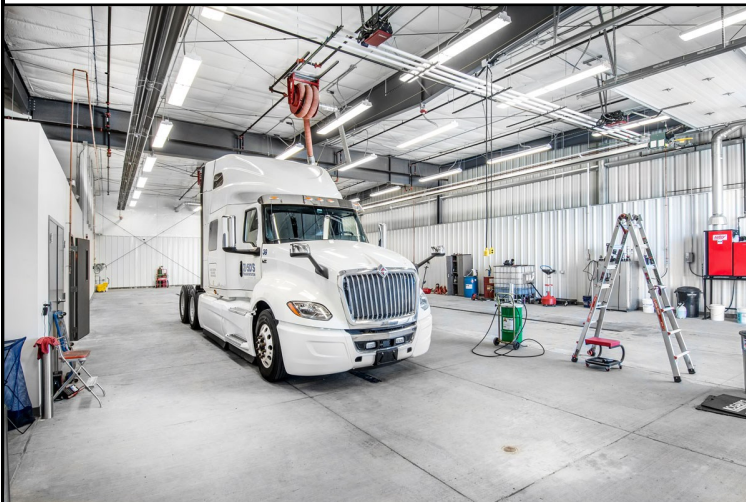
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PHOTOS

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