



Colliers

# Industrial Offering Memorandum

For Sale: 167,071 SF Industrial Portfolio -  
Including Over 100 Acres of Land

## Fort Madison, IA Industrial Portfolio

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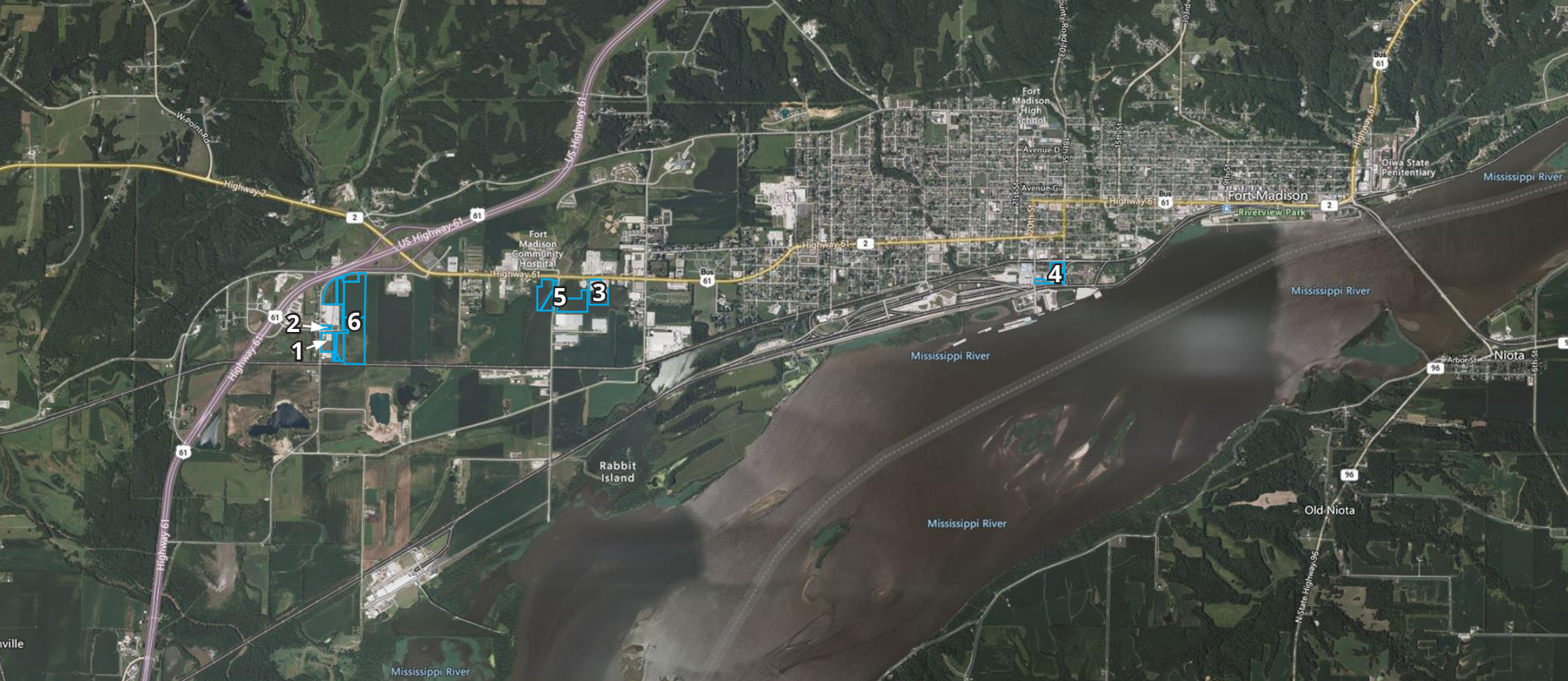
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# The Offering

Colliers is pleased to present for sale this industrial portfolio of four industrial buildings and over 100 acres of land in Fort Madison, Iowa.

The properties can be purchased individually or as a portfolio.

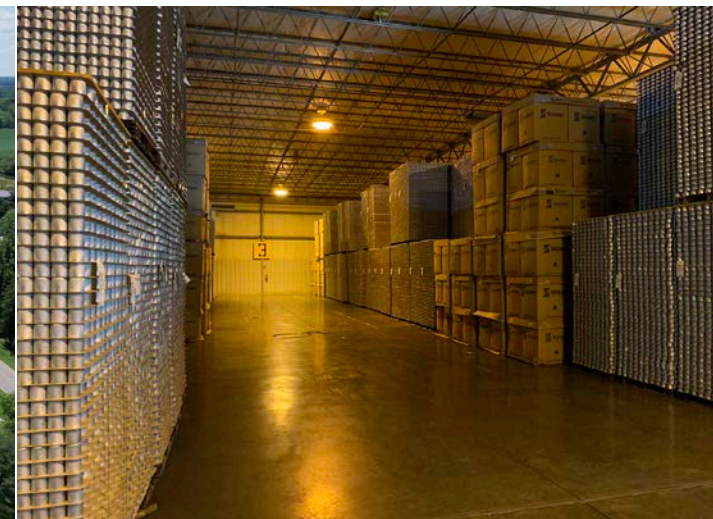
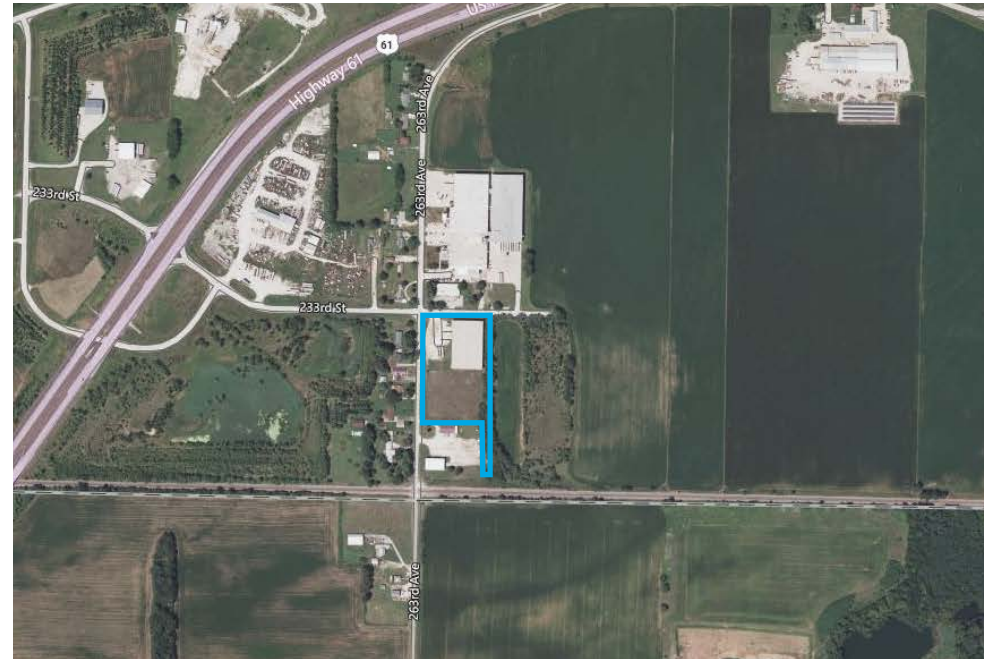
| # | Address            | PID's  | SF     | Acres |
|---|--------------------|--|--------|-------|
| 1 | 2336 263rd Ave     | 021714111760210  | 40,320 | 5.34  |
| 2 | 2330 263rd Ave     | 021714111760210  | 7,200  | 5.34  |
| 3 | 5012 Ave O         | 024714122000270  | 53,200 | 8.79  |
| 4 | 1810 Ave O         | 024715043610020  | 66,351 | 6.26  |
| 5 | Ave O & 53rd St    | 21714121000440<br>21714121000400<br>24814122000320   | N/A    | 24.95 |
| 6 | Hwy 61 & 263rd Ave | 21714111260010<br>21714111260100<br>21714111260050<br>21714111260070<br>21714111760230<br>21714111760220<br>21714111260020 | N/A    | 54.17 |

# Property Highlights

2336 263rd Ave, Fort Madison, IA 52627

|                         |                          |
|-------------------------|--------------------------|
| <b>Building SF:</b>     | 40,320 SF                |
| <b>PID:</b>             | 021714111760210          |
| <b>Site Size:</b>       | 5.34 acres               |
| <b>Loading:</b>         | 3 dock doors, 1 drive-in |
| <b>Clear Height:</b>    | 22'                      |
| <b>Lighting:</b>        | LED                      |
| <b>Construction:</b>    | Metal                    |
| <b>Floor Thickness:</b> | 8"                       |
| <b>Power:</b>           | 3p Heavy                 |
| <b>Rail:</b>            | Yes                      |
| <b>Year Built:</b>      | 1978                     |
| <b>2024-2025 Taxes:</b> | \$10,646                 |
| <b>Asking Price:</b>    | \$1,935,360 (\$48/SF)    |

## Site Aerial

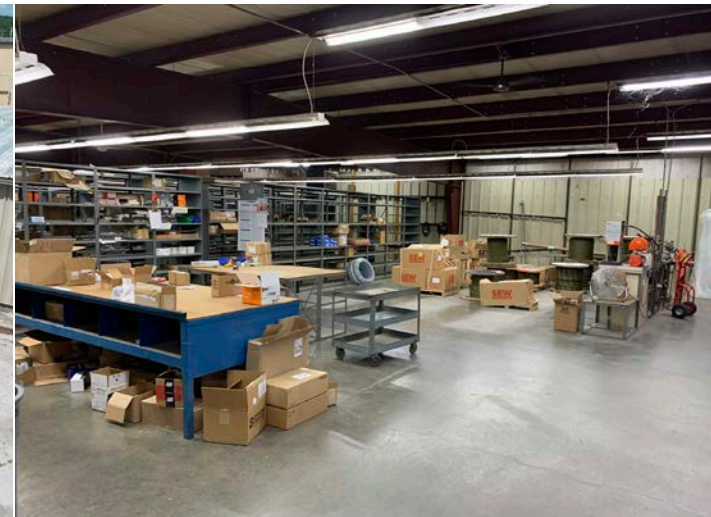
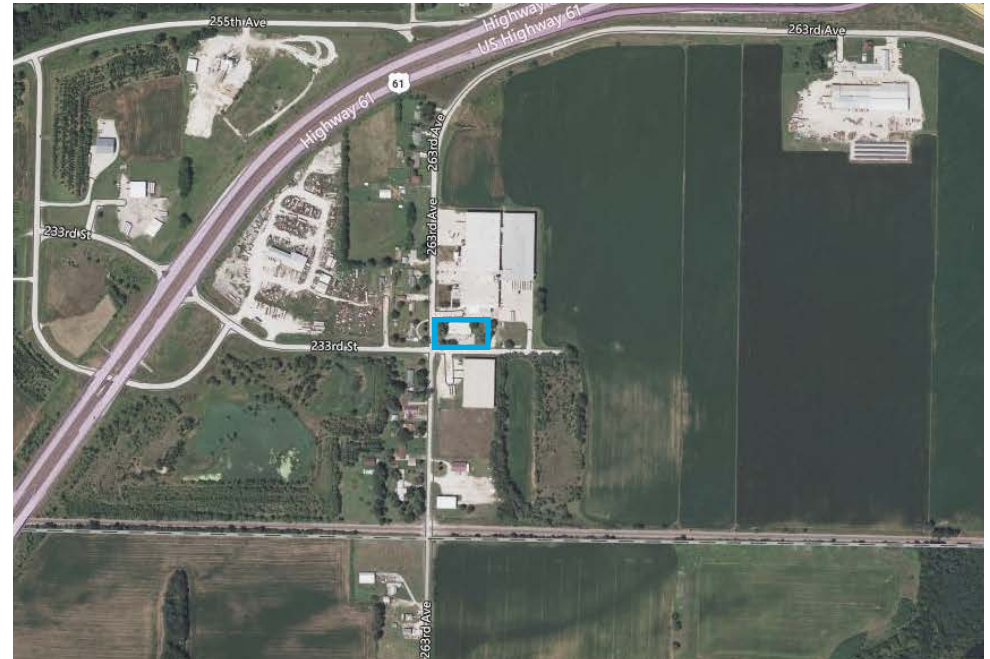


# Property Highlights

2330 263rd Ave, Fort Madison, IA 52627

|                            |  |
|----------------------------|--|
| <b>Building SF:</b>        | 7,200 SF <ul style="list-style-type: none"><li>• 6,300 SF - Shop/Warehouse</li><li>• 900 SF - Office</li></ul> |
| <b>PID:</b>                | 021714111760210  |
| <b>Site Size:</b>          | 5.34 acres   |
| <b>Year Built:</b>         | 1978   |
| <b>Building Structure:</b> | Steel Frame  |
| <b>Tenant:</b>             | Motion Industries, Month to Month gross lease  |
| <b>2024-2025 Taxes:</b>    | \$10,646   |
| <b>Asking Price:</b>       | \$300,000 (\$41.67/SF)   |

## Site Aerial

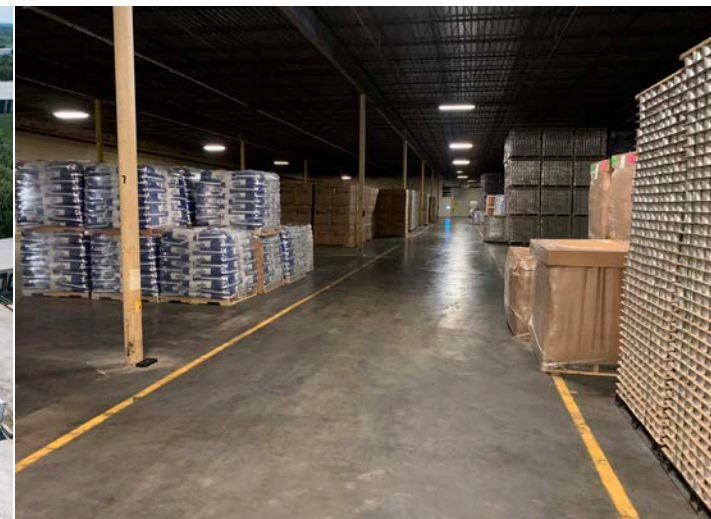


# Property Highlights

5012 Ave O, Fort Madison, IA 52627

|                         |                            |
|-------------------------|----------------------------|
| <b>Building SF:</b>     | 53,200 SF                  |
| <b>PID:</b>             | 024714122000270            |
| <b>Site Size:</b>       | 8.79 acres                 |
| <b>Lighting:</b>        | LED in warehouse           |
| <b>Loading:</b>         | 4 dock doors, 1 drive-in   |
| <b>Clear Height:</b>    | 19'                        |
| <b>Lighting:</b>        | LED in warehouse           |
| <b>Construction:</b>    | Metal                      |
| <b>Year Built:</b>      | 1971 with addition in 1995 |
| <b>2024-2025 Taxes:</b> | \$20,486                   |
| <b>Asking Price:</b>    | \$1,350,000 (\$25.38/SF)   |

## Site Aerial

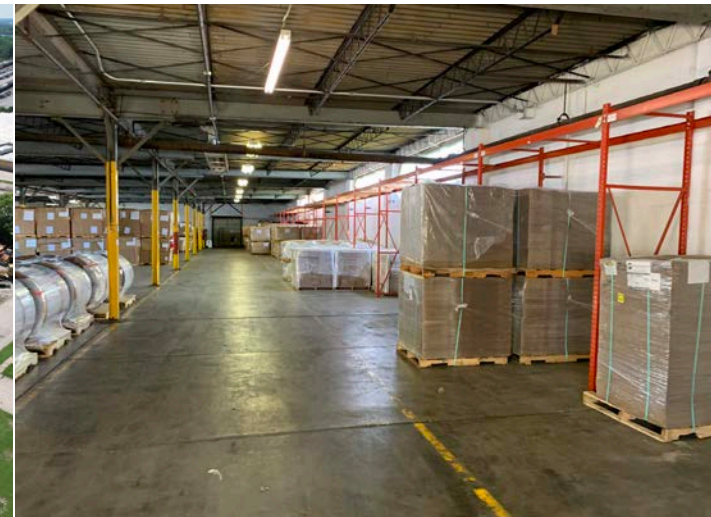


# Property Highlights

1810 Ave O, Fort Madison, IA 52627

|                         |  |
|-------------------------|--|
| <b>Building SF:</b>     | 66,351 SF                                |
| <b>PID:</b>             | 024715043610020                          |
| <b>Site Size:</b>       | 6.26 acres                               |
| <b>Loading:</b>         | 2 drive-ins                              |
| <b>Lighting:</b>        | LED                                      |
| <b>Construction:</b>    | Brick, Concrete Block & Corrugated Steel |
| <b>Year Built:</b>      | 1950                                     |
| <b>2024-2025 Taxes:</b> | \$5,896                                  |
| <b>Asking Price:</b>    | \$875,000 (\$13.19/SF)                   |

## Site Aerial

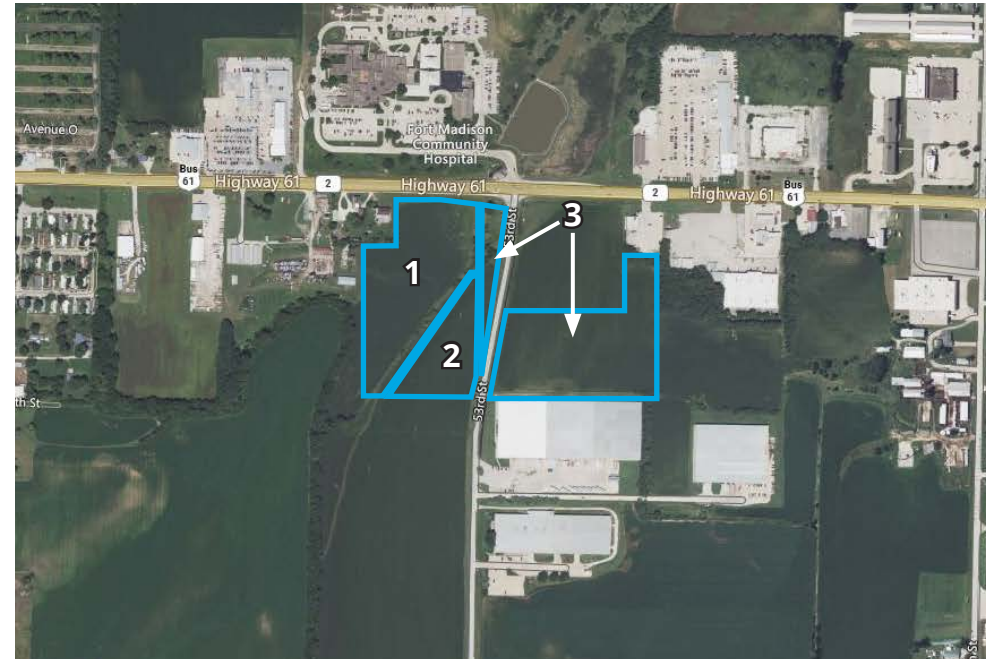


# Property Highlights

Ave O and 53rd St, Fort Madison, IA 52627

|                         |  |
|-------------------------|--|
| <b>PID's:</b>           | 1) 21714121000440<br>2) 21714121000400<br>3) 24814122000320  |
| <b>Site Size:</b>       | 24.95 acres  |
| <b>Zoning:</b>          | <ul style="list-style-type: none"><li>• PID's 21714121000440 &amp; 21714121000400 are outside the city limits and zoning jurisdiction of the City of Fort Madison</li><li>• PID 24814122000320 is divided by 53rd St &amp; is assigned the following zoning districts:<ul style="list-style-type: none"><li>- B-3: Service &amp; Wholesale (on the W side)</li><li>- I-2: General Industrial (on the E side)</li></ul></li></ul> |
| <b>2024-2025 Taxes:</b> | \$872  |
| <b>Asking Price:</b>    | \$1,670,000 (\$66,933.87/Acre)   |

## Site Aerial



# Property Highlights

Hwy 61 and 263rd Ave, Fort Madison, IA 52627

|                         |   |
|-------------------------|---|
| <b>PID's:</b>           | 1) 21714111260010<br>2) 21714111260100<br>3) 21714111260050<br>4) 21714111260070<br>5) 21714111760230<br>6) 21714111760220<br>7) 21714111260020 |
| <b>Site Size:</b>       | 54.17 acres   |
| <b>Zoning:</b>          | The property is located outside the corporate city limits of Fort Madison and is not bound by any zoning designations.                          |
| <b>2024-2025 Taxes:</b> | \$1,614   |
| <b>Asking Price:</b>    | \$1,350,000 (\$24,921.54/Acre)  |

## Site Aerial



# Location Overview

## Lee County



Population

32,428 (2025)



Workforce

66% of population  
between ages 19-75



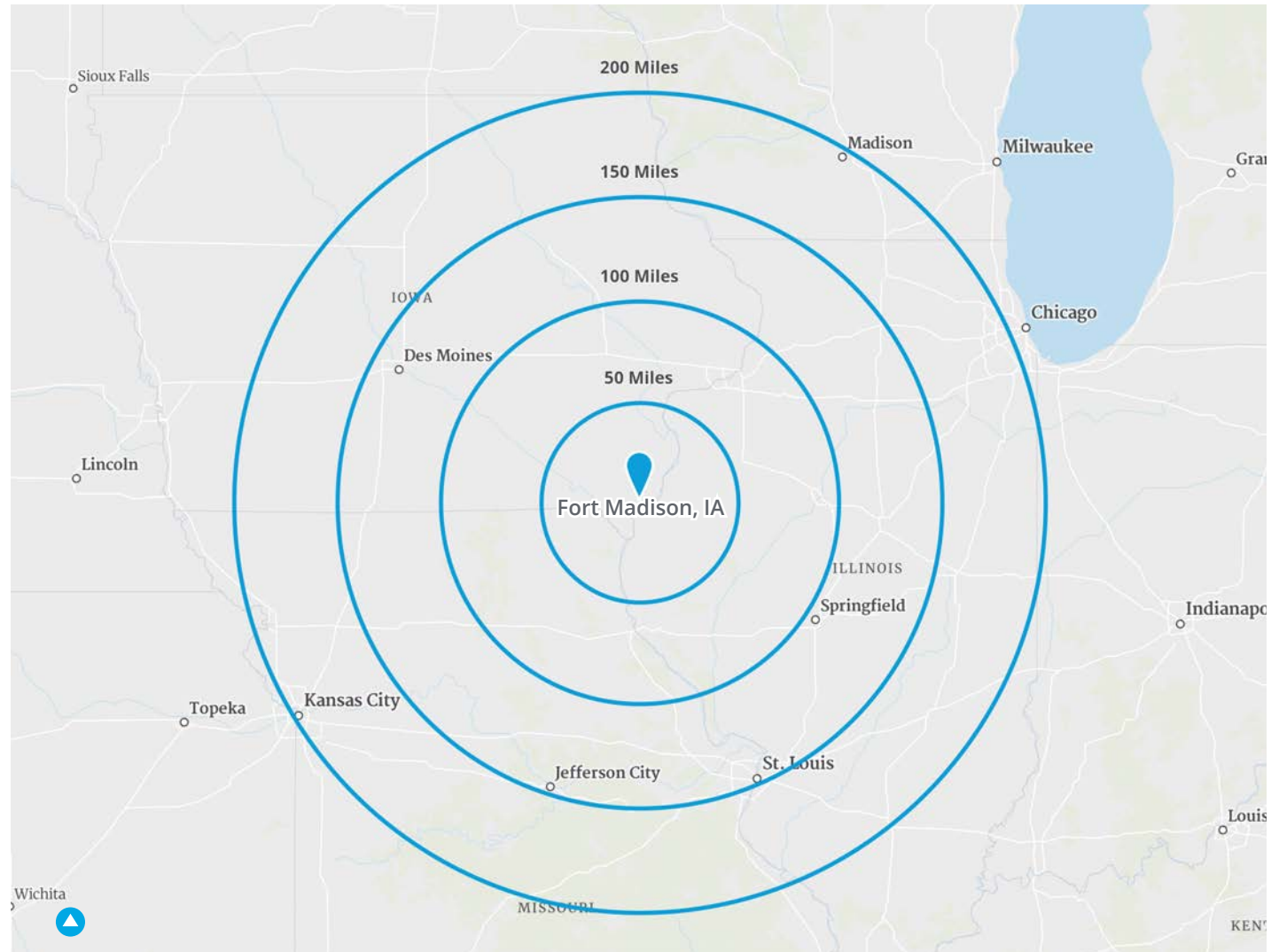
Median  
Household  
Income

\$61,820 (2025)



Businesses

1,326 (2025)



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