



FOR SALE

3107 SHELBY ST
HARLAN, IA 51537

CONTACT

COREY SEDREL
Senior Associate
+1 515 979 1454
csedrel@iowaca.com

ALEC WILCOX, CCIM
Vice President
+1 515 210 9446
awilcox@iowaca.com

 **CUSHMAN & WAKEFIELD**
Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
iowacommercialadvisors.com

PROPERTY HIGHLIGHTS

FLEX/OFFICE SPACE



BUILDING SIZE: 54,327 SF



ON-SITE GENERATOR



USE: Potential Self Storage or Data Center redevelopment opportunity



POWER: 1200 Amp
480/277V electrical service



YEAR BUILT: 2004



6" WATER MAIN TO BUILDING



CLEAR HEIGHT: 12'



SPRINKLERS: Wet sprinkler system



DOCK DOORS: 2



COLUMN SPACING: 24' x 38'



DRIVE-IN DOORS: 1



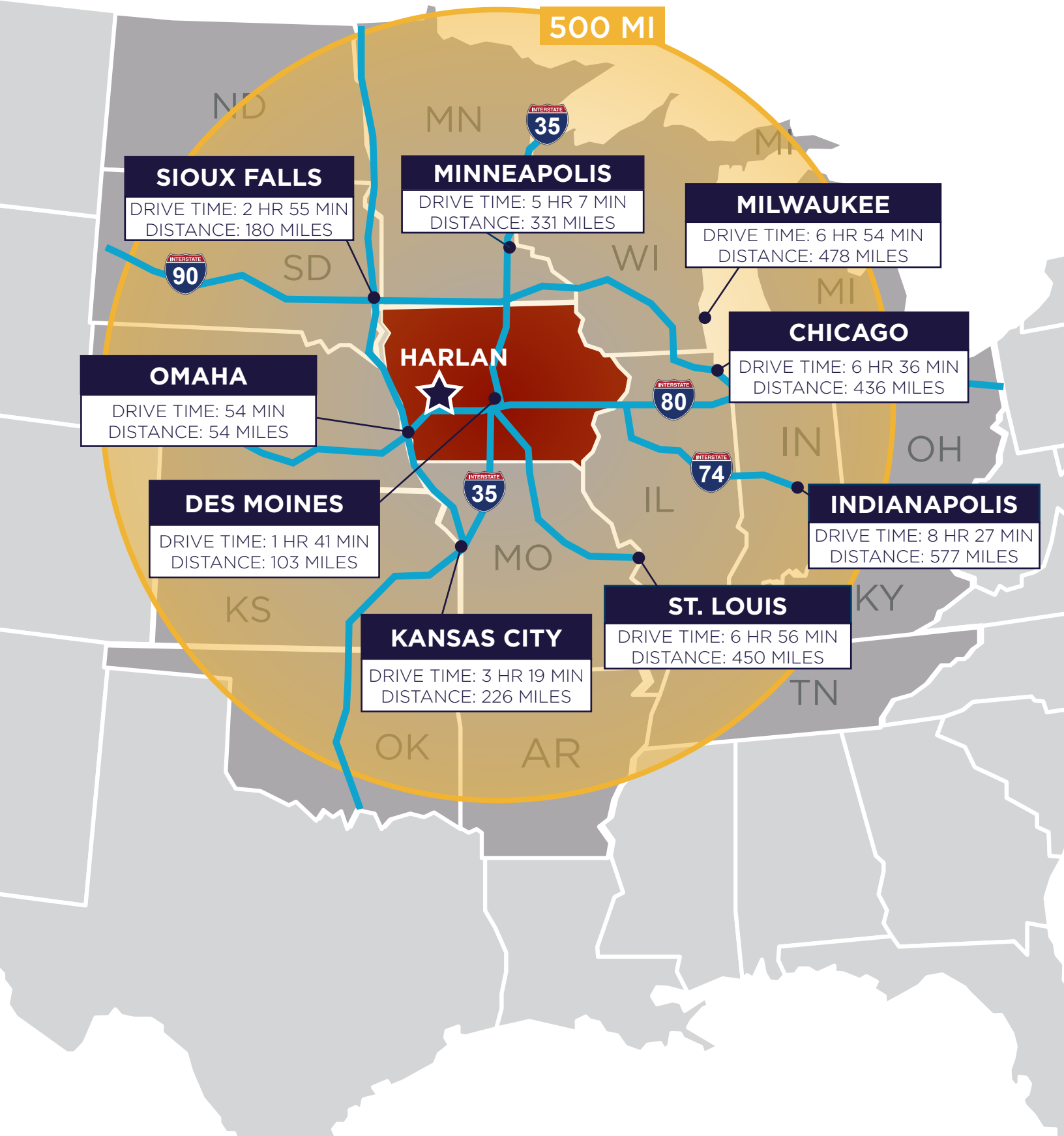
PARKING: +/- 300 Spaces
(Resurfaced in 2022)



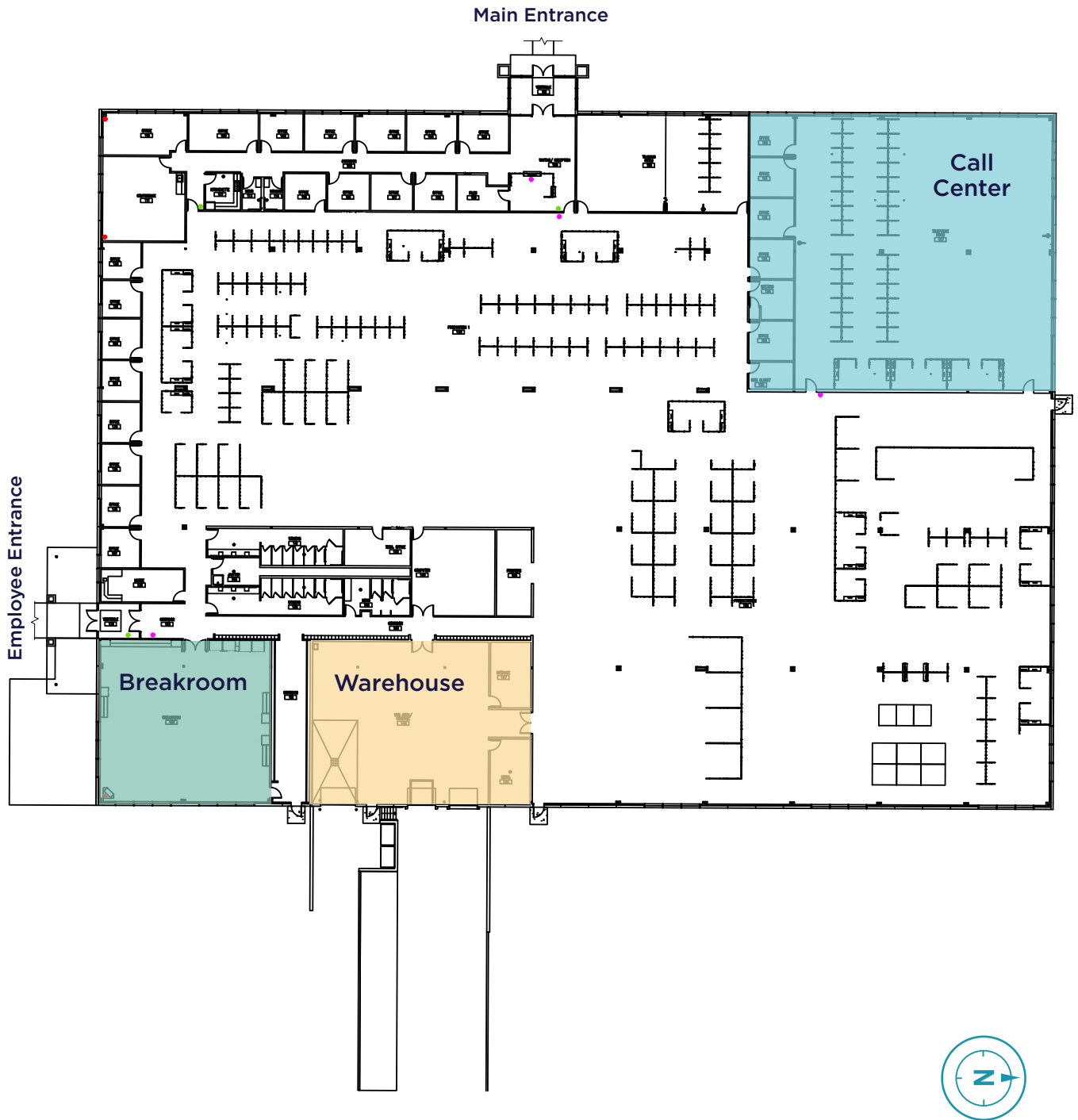
WAREHOUSE: 2,300 SF



PROXIMITY MAP



FLOOR PLAN



GALLERY

BREAKROOM



**WAREHOUSE \ DOCK
AREA**



TRAINING ROOM



CALL CENTER





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