

INDUSTRIAL FOR SALE AND LEASE

PRICE REDUCTION

906 BROADWAY ST



906 BROADWAY ST
WEST BURLINGTON, IOWA
WWW.CBRE.COM/DESMOINES

DISTRIBUTION/
WAREHOUSE/
MANUFACTURING

CBRE

906 BROADWAY ST PROPERTY HIGHLIGHTS

Turnkey and well-maintained truck service facility with recently renovated office space and high visibility from Hwy 34. Property provides twelve service bays with ventilation, a wash bay, and fuel station.

Attribute

Details

Sale Price	\$5,000,000 \$4,500,000
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Lease Rate	\$3.50/SF NNN
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Total Sq Ft	65,505 SF
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Office & Break Area SF	±18,000 SF
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Clear Height	- 23' Peak
	- 22' Eaves

Drive-In	13 Doors (14' x 14') 1 Door (10' x 10')
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Paint Booth	1 Existing
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Column Spacing	26'
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Sprinkler System	Wet System
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HVAC	Central AC & Radiant Gas
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Reinforced Concrete	6" - 8"
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Security	Fenced Site
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INTERIOR PHOTOS



FLOORPLANS



FIRST

JT DESIGNERS, INC.
1100 S. MAIN STREET
INDIANAPOLIS, IN 46202-4423
TEL: 317-686-8016
FAX: 317-686-8046
EMAIL: jtdesigners@att.net

JACK P. MORGAN
AIA
ARCHITECT
6655 ANTREE PLACE
INDIANAPOLIS, IN 46250-4423
TEL: 317-686-8016
FAX: 317-686-1081
EMAIL: morganjpp@aol.com

SITE AERIAL



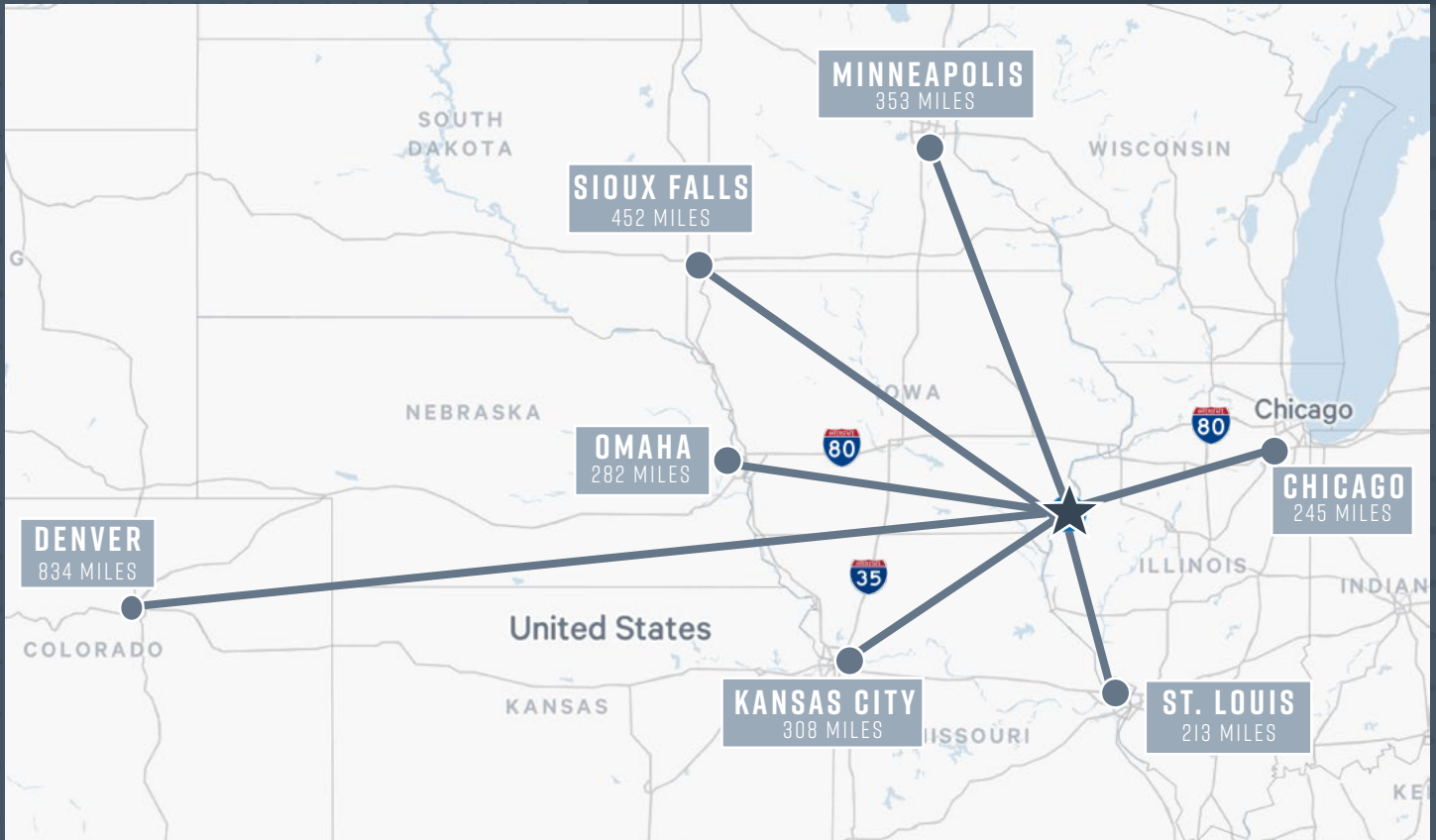
A 5,630 SF

B 6,000 SF

C 53,875 SF

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