



Exclusive Offering Memorandum

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100% Leased Single Tenant - Absolute Net - 11 Year Term

Built-To-Suit, 11+ Years of Term Remaining

100 Formad Industrial Dr, Fort Madison, IA 52627

Colliers is pleased to present for sale this fully leased 113,400 SF industrial property located at 100 Formad Industrial Drive in Fort Madison, Iowa. The property was constructed for the current tenant, Foam Fabricators, in 2001, providing over 25 years of consistent and reliable tenancy and income. Proving mission-critical, Foam Fabricators recently extended their lease by eight years to reflect a current term of 11-years remaining.

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Accelerating success.

For Sale

Property Details

100 Formad Industrial Dr, Fort Madison, IA 52627

Building Size:	113,400 SF
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Year Built:	2001, addition in 2015
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Dock Doors:	9
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Overhead Doors:	7
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Clear Height:	26'
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2024-2025 Taxes:	\$87,878
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Financials

Price:	\$6,720,000
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Price per SF:	\$59.25
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NOI:	\$504,082 (as of January 15th 2026)
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Capitalization Rate:	7.5%
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Lease Details

Lease Commenced:	January 2, 2002
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Lease Term:	Current Lease through January 14, 2037
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Current Lease Rate:	\$4.46/SF as of January 15th, 2026
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Annual Rent Escalations:	2-4%
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Lease Structure:	Absolute Net-Lease (Tenant responsible for all maintenance (repairs and replacements), taxes, insurance, and utilities)
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*Listing broker has ownership interest in property

Property Photos



Tenant Profile



Foam Fabricators began in 1957 as a single plant molding a very new material, expanded polystyrene (EPS), into ice chests and swim toys.

Today, we are a coast-to-coast network of state-of-the-art molding and fabricating plants that provide a variety of industries with economical and efficient shape molded and fabricated foam products, packaging and components. For more than 50 years, we have led the industry's growth in new applications, new foams, and new technology.

Instrumental in our leadership are our design and testing centers. Each is staffed with degreed packaging engineers and fully equipped with the latest in fabrication drop testing, computerized data acquisition and computerized part design and drawing systems.

Location Overview

Lee County



Population

32,428 (2025)



Workforce

66% of population
between ages 19-75



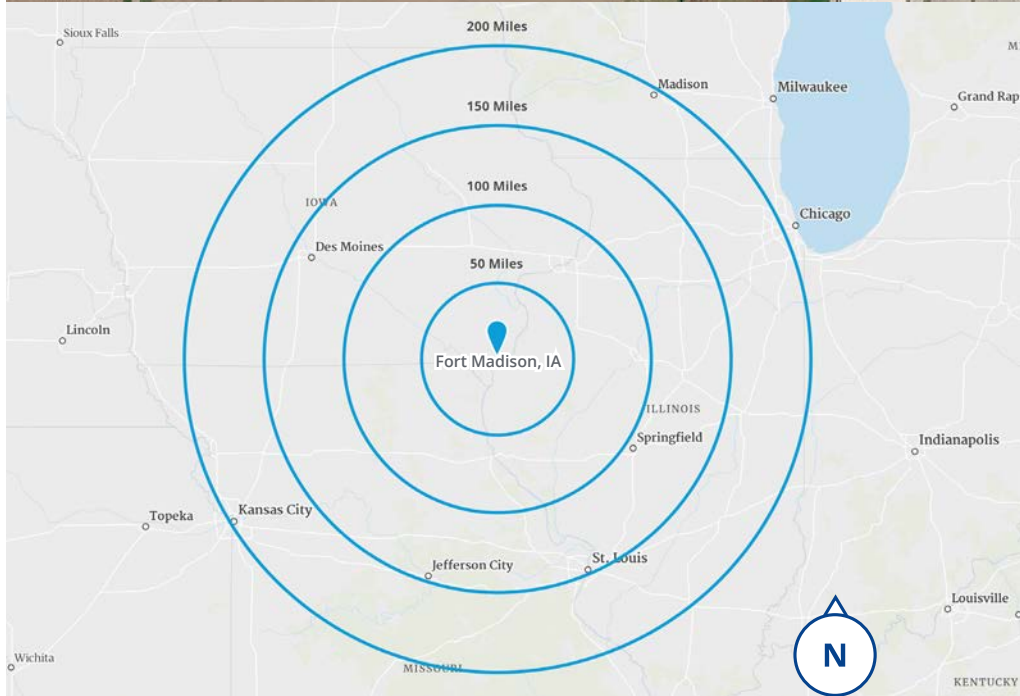
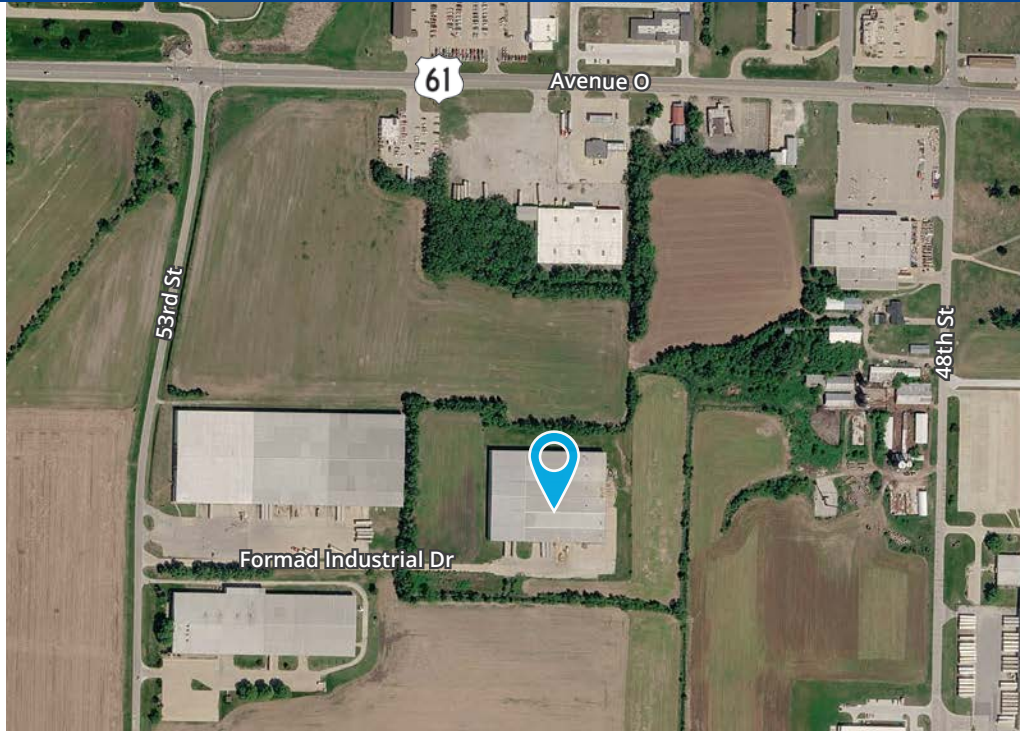
Median
Household
Income

\$61,820 (2025)



Businesses

1,326 (2025)



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