



53,200 SF
FOR SALE

503

1st Ave N

Altoona, IA

CBRE

PROPERTY OVERVIEW

Asking Price

Negotiable

Body Shop (Main Building)

21,080 SF

- 21' - 25' Clear height
- 3 Paint Booths
- (7) 12' x 14'
- Infrared Heat
- 3 Offices
- Breakroom, Training room

Truck Servicing Building

10,000 SF

- (9) 12' x 14' OHD

Mechanic Building

8,000 SF

- Office Space – Cube area, reception area, conference room, locker room & Kitchen
- Frame Stretcher
- Alignment Machine
- (8) 12' x 14' OHD
- 15' - 18' Clear from beam

Sand Blasting Building

6,500 SF

- (2) 12' x 14' OHD
- (1) 9' x 10' OHD

Out Building

6,120 SF

- (1) 12' x 14' OHD
- (1) 9' x 10' OHD

Wash Bay Building

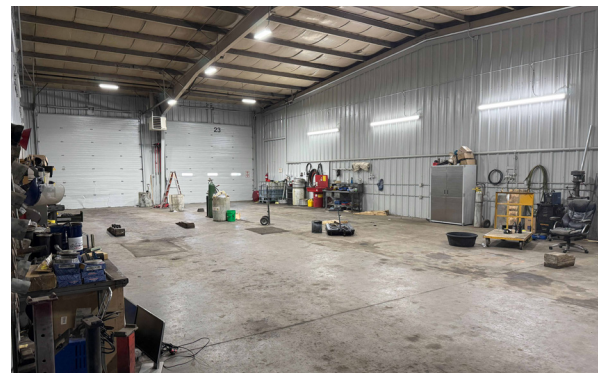
1,500 SF

- (2) 12' x 14' OHD

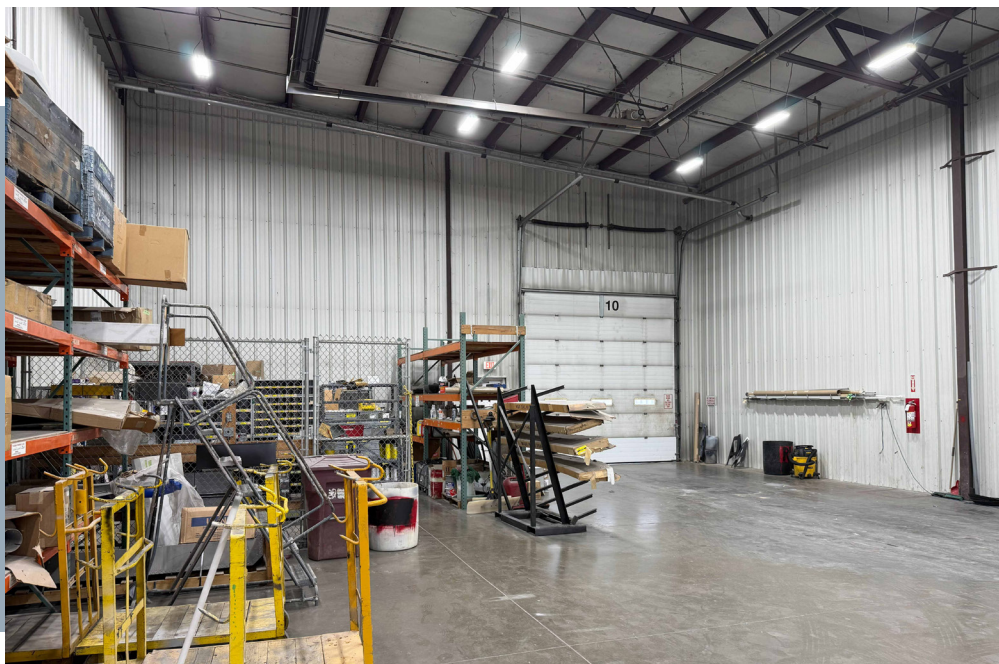


EXECUTIVE SUMMARY

503 1st Ave N presents a versatile industrial property with a history as a semi-truck repair facility, offering functionality for a variety of commercial and industrial users. The building is well-suited for contractor shops, equipment storage, warehousing, distribution, fleet operations, and other light industrial uses requiring a combination of workspace and storage. Formerly utilized for heavy-duty truck service and repair, the property benefits from industrial infrastructure that can support operational users seeking a practical, work-ready facility. Its flexible layout provides opportunities for contractors, service companies, material suppliers, and owner-users looking for shop space with warehousing capabilities. Conveniently located in Altoona with access to major transportation corridors and the greater Des Moines metro, 503 1st Ave N offers a strategic location for businesses seeking efficient logistics, employee access, and customer service coverage throughout Central Iowa.



INTERIORS

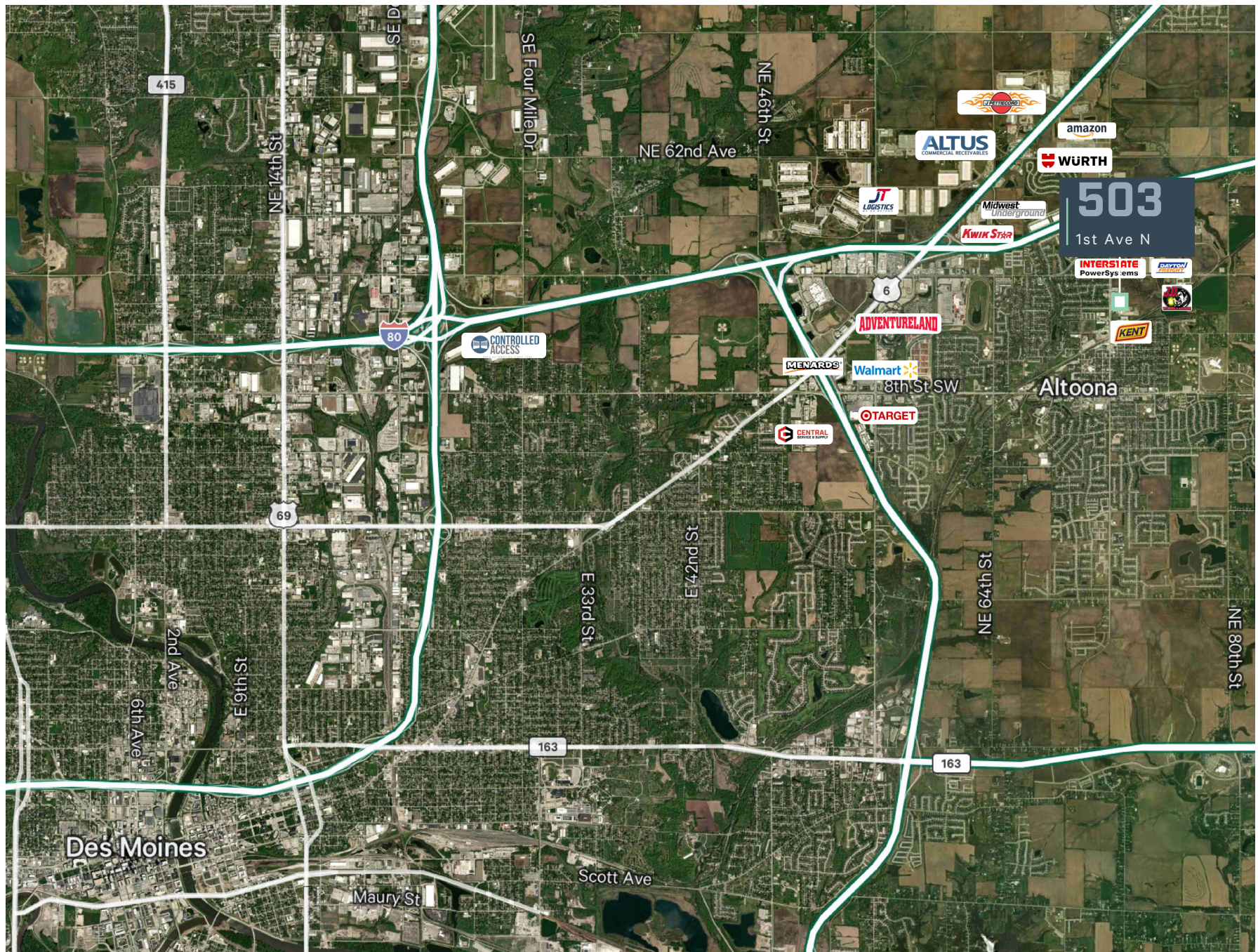


EXTERIORS



AERIAL





503

1st Ave N



Harrison Kruse, SIOR, CCIM

First Vice President

+1 515 556 9168

harrison.kruse@cbre.com

Licensed in the State of Iowa

Ned Turner

Senior Associate

+1 515 371 0499

ned.turner@cbre.com

Licensed in the State of Iowa

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