



FOR SALE

# 7,500 SF Industrial/Retail Building with Yard

1458 NORTHRIDGE CIRCLE, ALTOONA, IA

## Mark Mills

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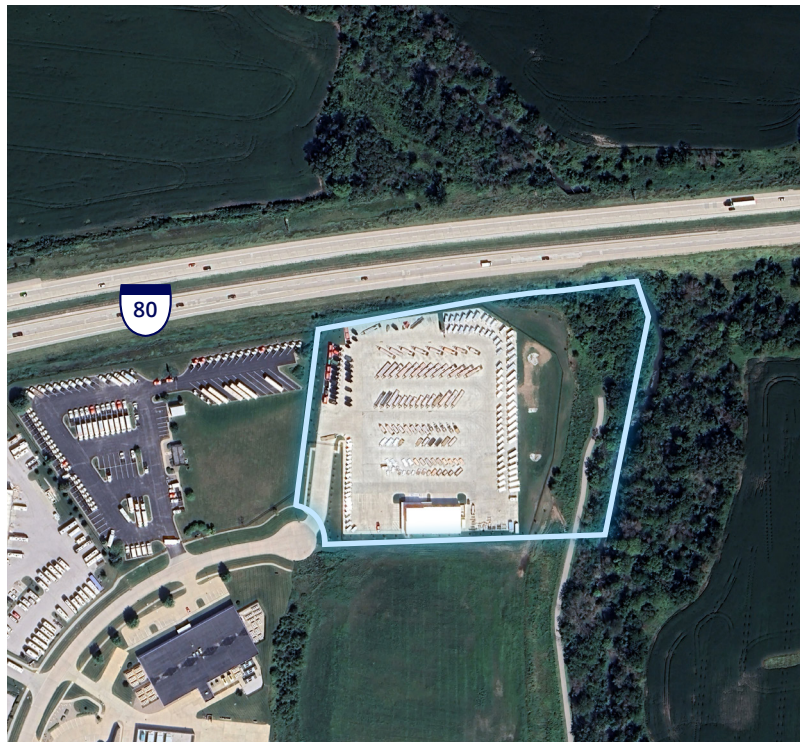
# Freestanding Service Retail

1458 NORTHRIDGE CIRCLE, ALTOONA, IA

Owner/User Opportunity | 7,500 SF Freestanding Building on 8.98 Acres

**FOR SALE**

**\$4,900,000**



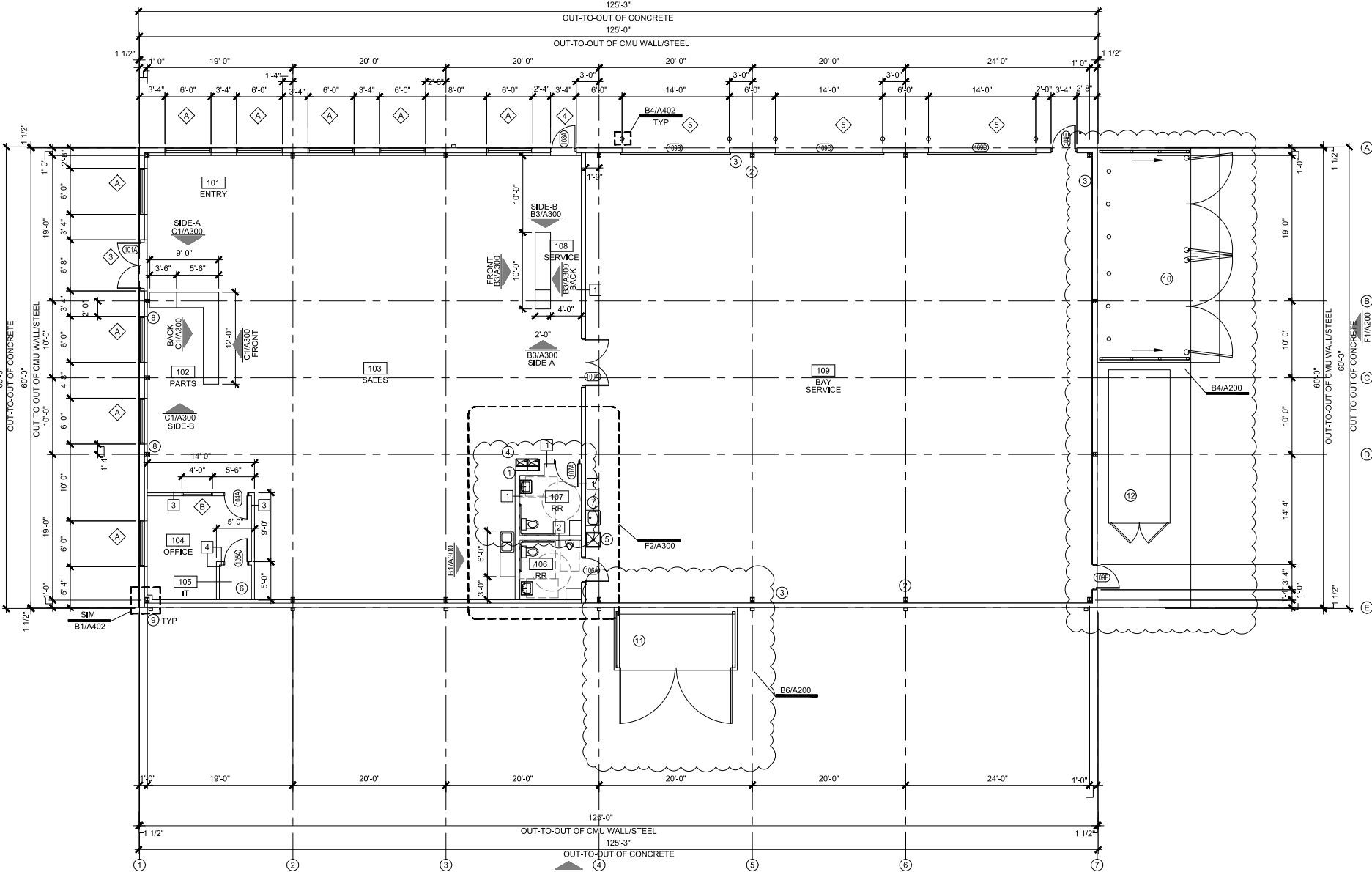
## PROPERTY DETAILS

Gross SF	7,500 SF
Warehouse SF	4,020 SF
Office SF	3,480 SF
Acreage	8.98 Acres
Zoning	M-1 (Limited Industrial)
Year Built	2023
Construction	Metal Building
Ceiling Height	20'-24' in Warehouse
HVAC	Two (2) Reznor Heaters in Warehouse; Two (2) Three (3) Ton HVAC Units Servicing Office Space
Drive-In Doors	Three (3) 14' x 16' Drive-in Doors
Pedestrian Doors	Four (4)
Power	120/208V, 3-Phase
Lighting	LED Lights Throughout
Roof	Single Pitch Metal
Outside Storage	Yes

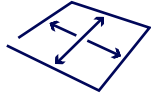
# Floor Plan



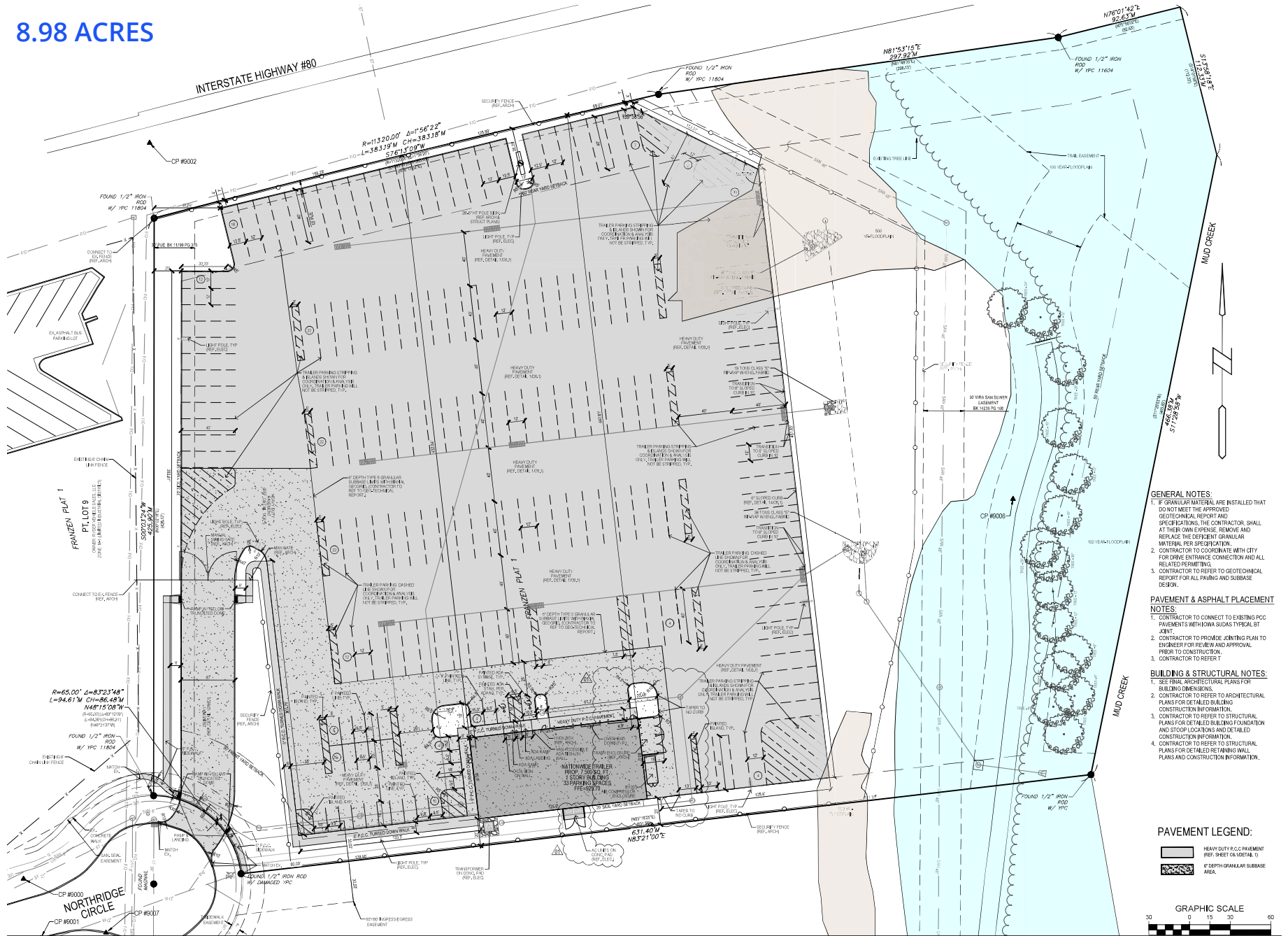
7,500 GROSS BUILDING SQUARE FOOTAGE



# Layout Plan



8.98 ACRES

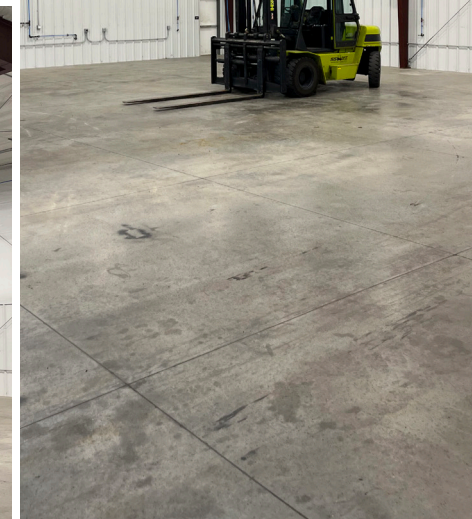
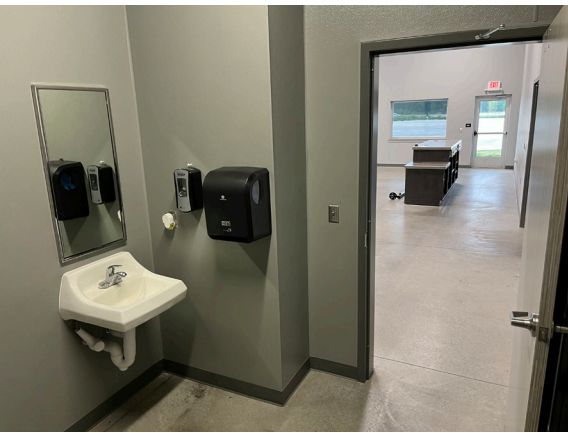


# Area Map

CLOSE PROXIMITY TO RESTAURANTS AND RETAIL









For more information, contact:



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