

INDUSTRIAL FOR SALE

PRICE REDUCTION

906 BROADWAY ST



906 BROADWAY ST  
WEST BURLINGTON, IOWA  
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# 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.

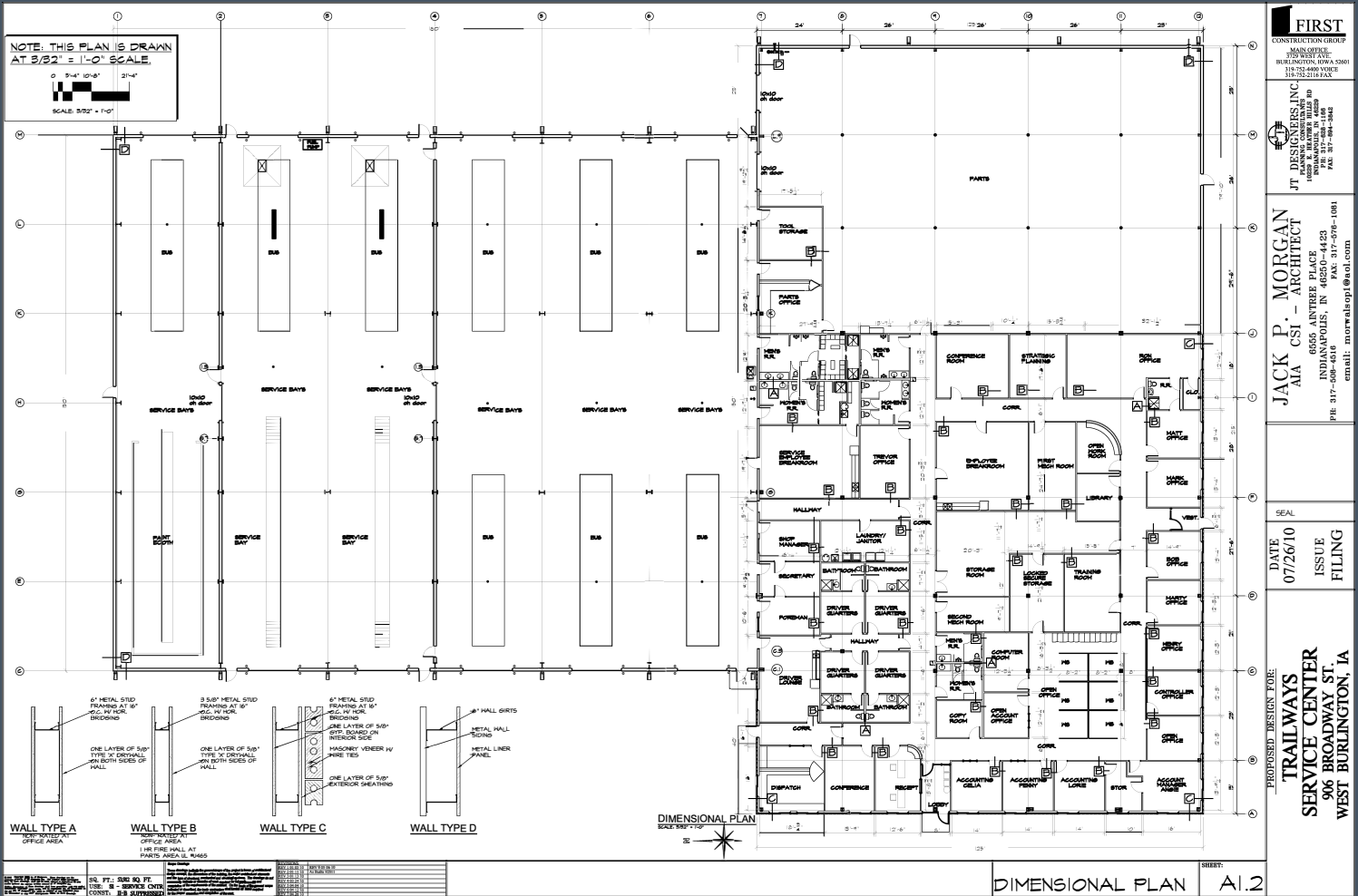
Attribute	Details
Pricing	<del>\$5,000,000</del> \$4,500,000
Total Sq Ft	65,505 SF
Office & Break Area SF	±18,000 SF
Clear Height	- 23' Peak - 22' Eaves
Drive-In	13 Doors (14' x 14') 1 Door (10' x 10')
Paint Booth	1 Existing
Column Spacing	26'
Sprinkler System	Wet System
HVAC	Central AC & Radiant Gas
Reinforced Concrete	6" - 8"
Security	Fenced Site



# INTERIOR PHOTOS



# FLOORPLANS



**FIRST**  
 CONSTRUCTION GROUP  
 MAIL OFFICE  
 100 WEST AVE. #3001  
 318-751-4800 VOICE  
 318-251-3113 FAX

**JT DESIGNERS, INC.**  
 1400 S. BAYVIEW BLVD. #100  
 INDIANAPOLIS, IN 46203  
 TEL: 317-686-1400  
 FAX: 317-686-1404

**JACK P. MORGAN**  
 AIA CSI - ARCHITECT  
 6555 ANTRREE PLACE  
 INDIANAPOLIS, IN 46250-4423  
 PH: 317-686-6016 FAX: 317-696-1081  
 email: morganjpj@aol.com

DATE: 07/26/10  
 ISSUE: FILING

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DIMENSIONAL PLAN A1.2

# SITE AERIAL



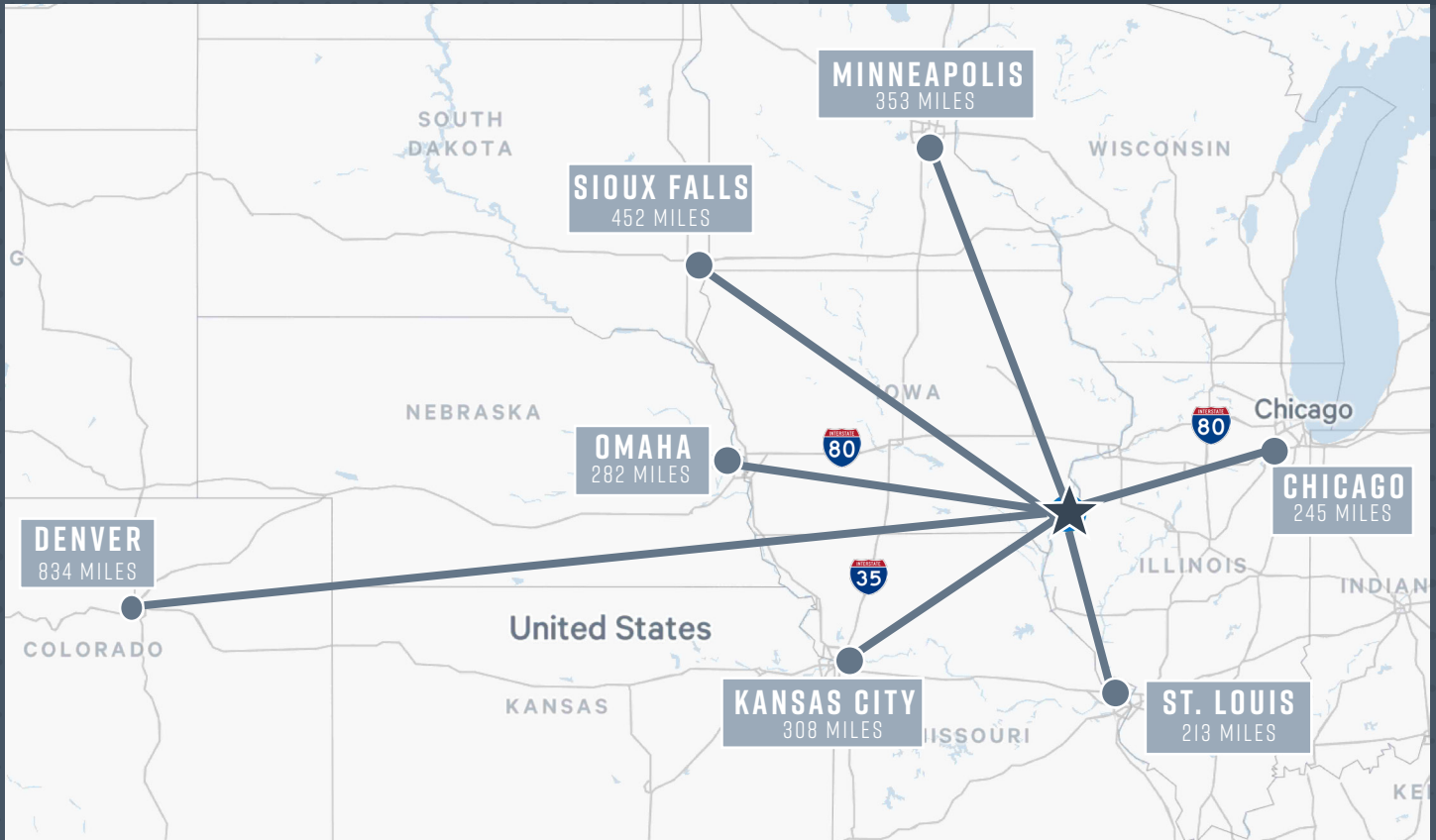
**A** 5,630 SF

**B** 6,000 SF

**C** 53,875 SF

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## CONTACT US

**AJDIN NADAREVIC**  
Senior Vice President

+1 515 419 1882  
ajdin.nadarevic@cbre.com

Licensed in the State of Iowa

**HARRISON KRUSE, SIOR, CCIM**  
First Vice President

+1 515 556 9168  
harrison.kruse@cbre.com

Licensed in the State of Iowa

**BEN PROBST**  
Senior Associate

+1 515 326 1985  
ben.probst@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

**FRANCESCA SMITH**  
Associate

+1 515 829 0556  
francesca.smith@cbre.com

Licensed in the State of Iowa

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