

REAL ESTATE FACT SHEET

OFFERED FOR SALE EXCLUSIVELY
BY

BIRKENHOLZ REALTY
HEARTLAND COMMERCIAL DIVISION

OFFICE OR FLEX USE BUILDING

Address: 1501 N 15th Ave E, Newton, Iowa 50208

Location: Excellent location for many commercial uses. Industrial park area.
Excellent access and visibility.

Access: Two street entrances in place. Excellent access from I-80 Exit 168 and
Hwy 14.

Size: Building has a total of +/-22,500 SF. Current finish is office, sales, data
center type finish.

Land: Parcel includes +/-2.574 acres. Additional land is available.

Zoning: I-L; Light Industrial District.

Assessment: Assessed at \$918,720.00. Annual tax is \$31,542.00.

Utilities: The lot has all utilities available in building or in immediate area.

Condition: Newer property in excellent condition. Offered on an "AS - IS" basis.

Price: Asking sale price of \$1,190,000.00. Lease may be considered.

Improvements: Building has good quality office finish, sales area, data entry, conference
room and warehouse finishes. The property is in very good condition.
The south wall of the building is designed for easy expansion.

Summary: Outstanding location in an industrial area of Newton. Excellent site for a
industrial, warehouse or office uses. Easy access location in the
northeastern portion of Newton.

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