

12TH STREET WAREHOUSES & STORAGE

1001/1003 S 12th St | Marshalltown, IA 50158



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OFFERING MEMORANDUM

OFFERING SUMMARY

1 LOCATION

12th St Warehouse & Storage Facility
1001/1003 S 12th St | Marshalltown, IA 50158

2 OFFERING SUMMARY

Price:	\$950,000
Pro-Forma Net Operating Income (NOI):	\$104,865
Pro-Forma Capitalization Rate:	11.04%
Property Square Footage:	35,436 SF
Year Built:	1953-1978
Lot Size:	5.3 AC
Use:	Warehouse & self-storage



INVESTMENT OVERVIEW



PROPERTY HIGHLIGHTS

WB Realty is proud to present for sale the 12th St Warehouses and Self-Storage facility, a 33,436 square foot industrial property in the heart of Marshalltown, IA. The property features six separate warehouses, five of which serve as owner/user or leased general warehouse space, with one remaining building serving as self-storage. Additionally, there is a long-term Verizon Wireless land lease for a cell tower, providing stable income.

Located on over five acres, there is plenty of room for additional buildings, or to be used as outdoor storage.

This property provides many different opportunities, from owner/users to potential boat/RV storage.

INVESTMENT OVERVIEW

MARKET OVERVIEW

Marshalltown, Iowa serves as the county seat of Marshall County and is strategically located in Central Iowa approximately 50 miles northeast of Des Moines and 40 miles southeast of Ames. Positioned along U.S. Highway 30 and intersected by key regional transportation routes, Marshalltown functions as an important commercial and industrial center for the surrounding region.

The local economy is supported by a well-established base of manufacturing, food production, logistics, and industrial employers. Major companies such as JBS USA, Lennox International, Emerson (Fisher Controls), and other regional manufacturers maintain significant operations in the community. In addition, the presence of Marshalltown Community College contributes to workforce development and educational opportunities within the area. Together, these institutions provide a diverse employment foundation that supports steady population and housing demand.

Marshalltown has continued to benefit from both private and public investment, including downtown revitalization efforts, infrastructure improvements, and ongoing industrial activity. The community offers a full range of retail, healthcare, and professional services, serving both local residents and the broader Marshall County trade area.

With a population of approximately 27,000, Marshalltown maintains the characteristics of a stable regional center while remaining closely connected to larger employment hubs in Central Iowa. Its combination of established industry, transportation access, and community amenities supports continued economic activity and residential demand across the market.

PROXIMITY MAP





ABOUT US

WB Realty Co is a forward-thinking commercial and residential brokerage that offers a comprehensive range of additional real estate services in Central Iowa, including property management, development, and land and farm sales. Our vision is to provide the highest level of services to our clients and partners. We remain dedicated to serving the Des Moines Metro area, utilizing our extensive experience and deep understanding of the real estate market to ensure seamless transactions for both residential and commercial clients.

CONTACT US



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