



# FOR SALE

**1001/1003 S 12<sup>TH</sup> ST - MARSHALLTOWN, IA 50158**

Versatile industrial property featuring six warehouse buildings on one site, offering strong flexibility for investors and owner-users. Five buildings are ideal for general warehouse use, owner-occupants, or leasing, and are well-positioned for potential self-storage or RV/boat storage conversion.

The property includes multiple tenants in place, providing immediate income, along with a long-term Verizon Wireless cellular tower lease that delivers stable, reliable cash flow.

## PROPERTY DETAILS

- Price - \$950,000
- 6 Warehouse Buildings
- Owner/User or Lease Potential
- Projected Cap Rate: 11.04% based on 10% vacancy
- 5.3 Acre Lot
- 35,436 SF









WB Realty Company is a licensed broker in the state of Iowa



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