25,200 SF AVAILABLE

311 E. 1ST AVE

Missouri Valley, IA 51555



INDUSTRIAL WAREHOUSE FOR SALE

CUSHMAN & WAKEFIELD | LUND COMPANY

BUILDING HIGHLIGHTS

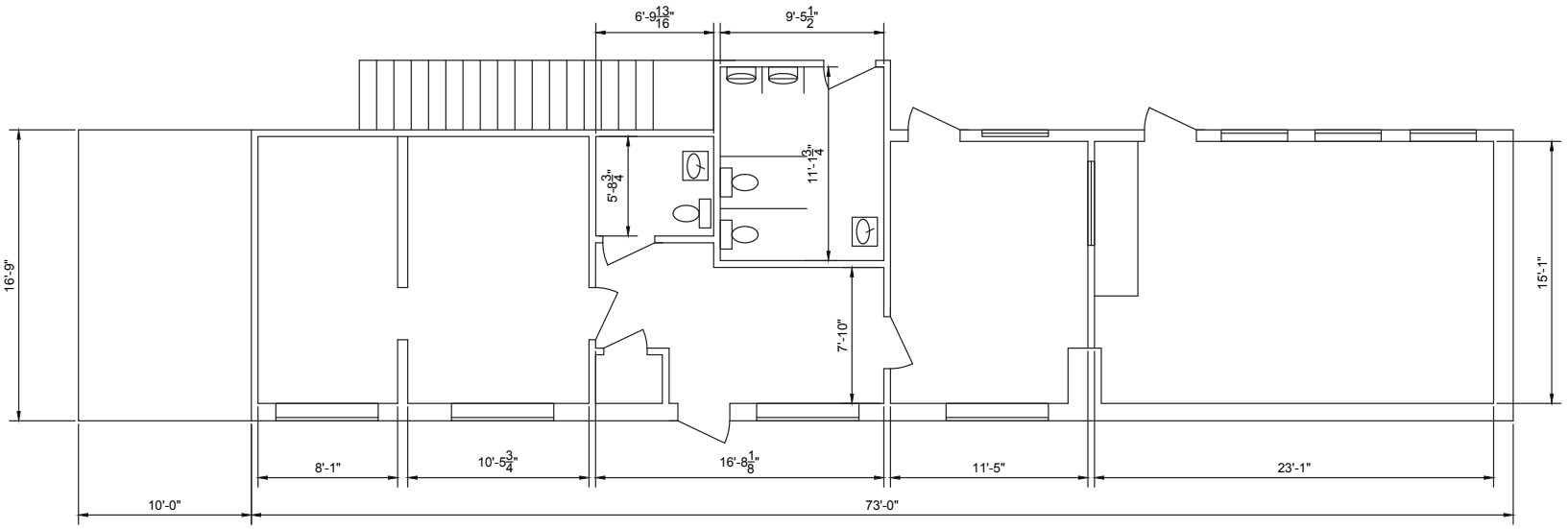
Rare industrial opportunity in Missouri Valley, IA, with convenient access to I-29. The property features four (4) overhead doors, including three drive-ins (11' x 12', 20' x 14', and 12' x 14') and one 11' x 12' dock-high door with leveler. The site also offers secure fenced outdoor storage with potential for supplemental income through RV, boat, trailer, and equipment storage and/or future expansion.

25,200 SF	**$1,000,000**	**18'-24'**	**MH**
BUILDING SIZE	SALE PRICE	CLEAR HEIGHT	ZONING
25,200 SF	**$39.68**	**4.54 AC**	**1999**
TOTAL AVAILABLE	PRICE PSF	SITE AREA	YEAR BUILT



FLOOR PLAN

311 E 1ST AVE - FIRST FLOOR

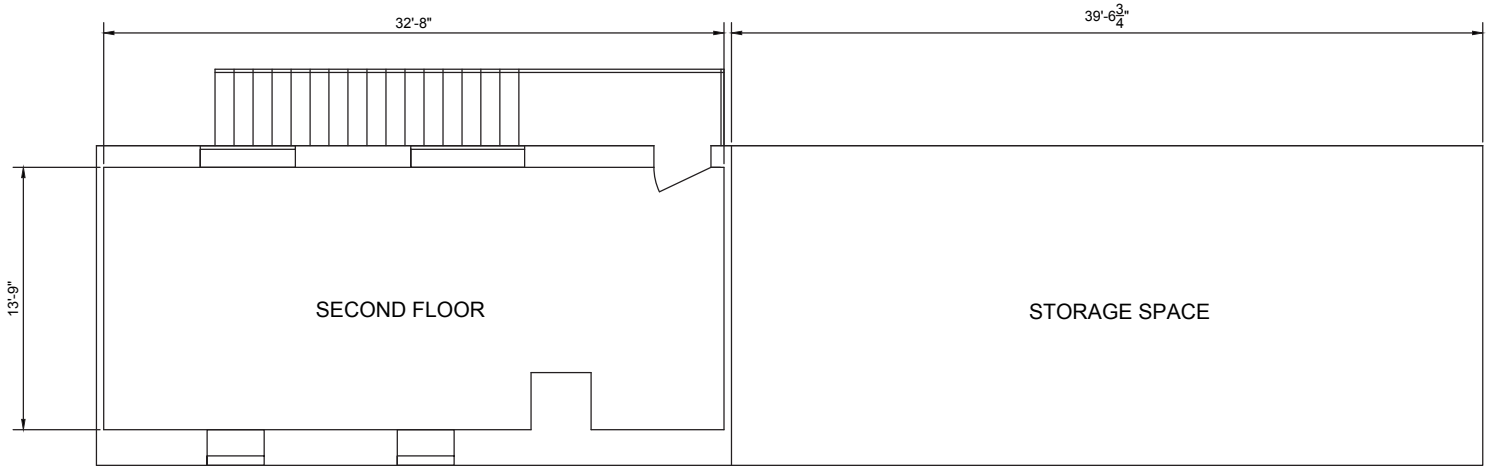


OFFICE FIRST FLOOR

NORTH

FLOOR PLAN

311 E 1ST AVE - SECOND FLOOR



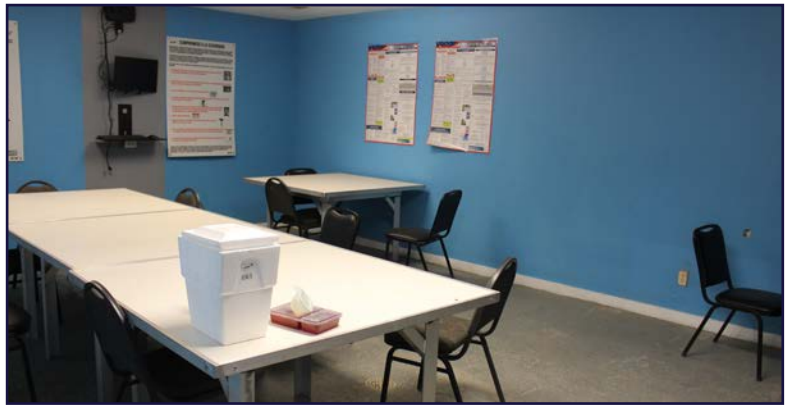
OFFICE SECOND FLOOR

NORTH

INTERIOR PHOTOS













PROPERTY AERIAL





SITE AERIAL


MO Valley Water
30
30
30
Mike's Garage
Mark's Towing
MO Valley Grain
IRONMANZ
COLLISION REPAIR
Vulcan
THE PROVEN SCREEN CHOICE

FOR MORE INFORMATION, PLEASE CONTACT:

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