82,266 SF INDUSTRIAL BUILDING

1965 HIGHWAY 30

Missouri Valley, IA 51555



AVAILABLE FOR SALE

CUSHMAN & WAKEFIELD | LUND COMPANY



PROPERTY DESCRIPTION

Rare industrial opportunity in Missouri Valley, Iowa, featuring excellent I-29 visibility and access, multiple dock-high and oversized drive-in doors. Site includes ample fenced outside storage to accommodate a variety of industrial users.

BUILDING HIGHLIGHTS

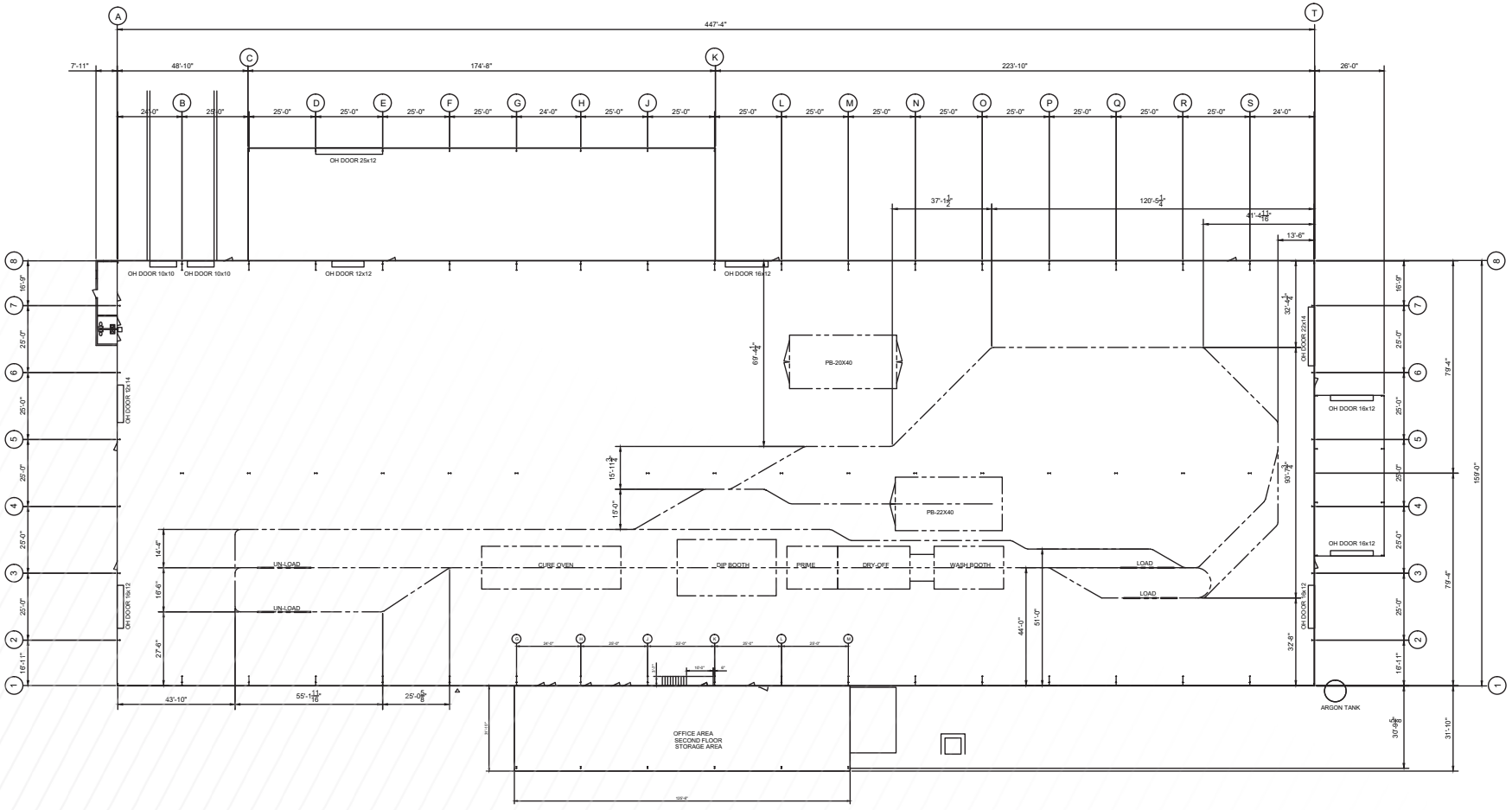
Sale Price	$2,879,310
Price Per SF	$35.00
Building Size	82,266 SF
Office SF	4,352
Warehouse SF	77,914
Site Area	28.82 AC
Year Built/Renovated	2006/2020
Clearance Height	14’-20’
Heat	Radiant
Power	3-Phase 480y/277v
Outside Storage	1,173,133 SF (fenced)
Drive-In Doors	3 - 16’x12’ 1 - 16’x14’ 1 - 12’x12’ 1 - 22’x12’
Dock High Doors	2 - 10’x10’
Column Spacing	77.5’x25’
Construction	Metal
Zoning	MH - Heavy Manufacturing



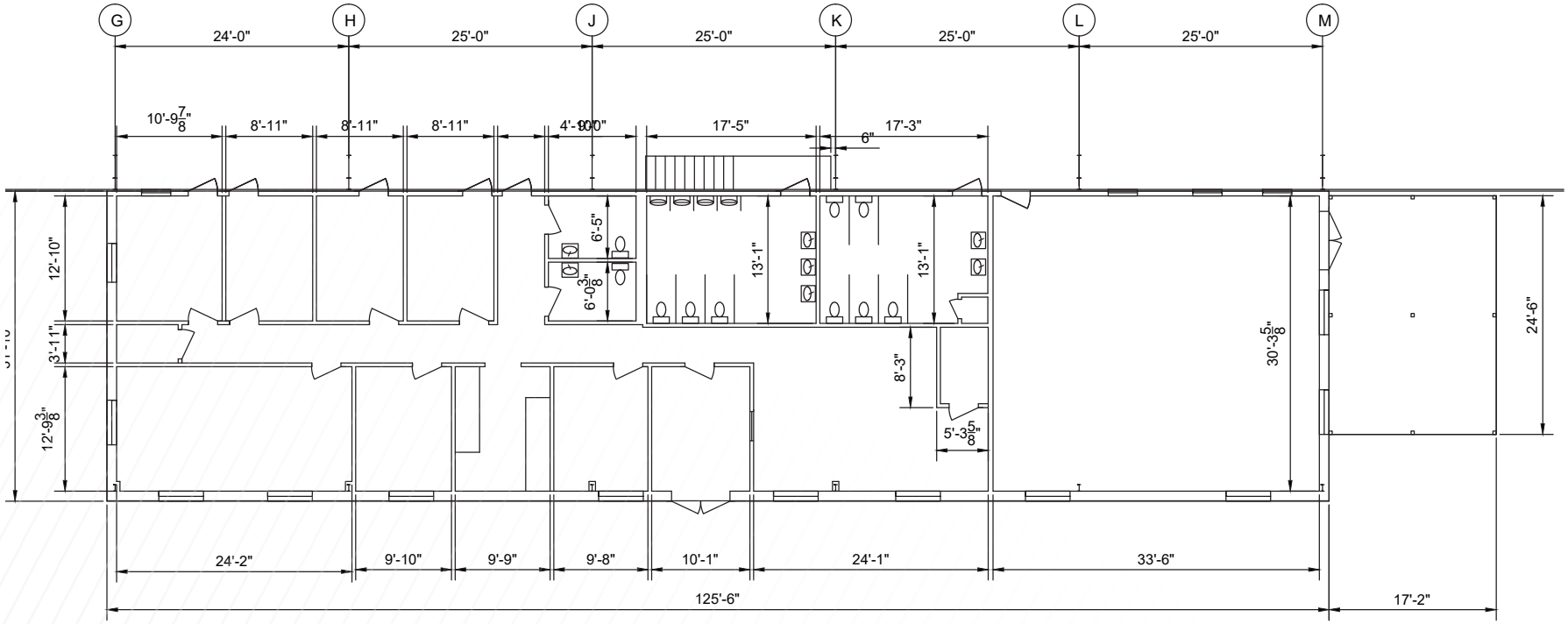




BUILDING FLOOR PLAN



OFFICE FLOOR PLAN



INTERIOR PHOTOS









AERIAL MAP


CARRY-ON AVENUE
N WILLOW ROAD
NW Willow Rd
29
30
JOLIET AVENUE
Joliet Ave
CANAL STREET
JOPLINE PLACE
Joplin Pl
WOODHOUSE CHEVROLET
Petro-Mart
Abelardo's
Travelodge
Arby's
McDonald's
AGRIVISION EQUIPMENT GROUP
OMAHA TRAILERS
Americas Best Value Inn

FOR MORE INFORMATION, PLEASE CONTACT:

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