



Iowa Commercial Advisors

## 1000 N 12TH AVE WASHINGTON, IA

### **RYAN FITZPATRICK**

Senior Associate  
+1 319 431 1898  
rfitzpatrick@iowaca.com

### **PARKER RIDGE**

Associate  
+1 641 226 9983  
pridge@iowaca.com

2720 1st Ave, Suite 212  
Cedar Rapids, Iowa 52402  
Main +1 319 229 1003  
Fax +1 515 309 4040  
iowacommercialadvisors.com

**FOR SALE**  
188,760 SF / 22 ACRES  
\$1,495,000

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*





## PROPERTY FEATURES

- Clean warehouse building with recent modern updates
- Property can be vacated for an owner occupier - *Contact Listing Agent for Availability*
- Approximately 20,000 SF is currently set up for cold storage space
- Property zoned for heavy industrial manufacturing
- Building clear height - 24' to 30'
- Sedna Warehousing is currently an investment tenant and has been on location for over 4 years
- Contact Listing Agent for tenant lease and NOI details

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

**FOR SALE**  
**\$1,495,000**

188,760 SF / 22.00 ACRES

### **RYAN FITZPATRICK**

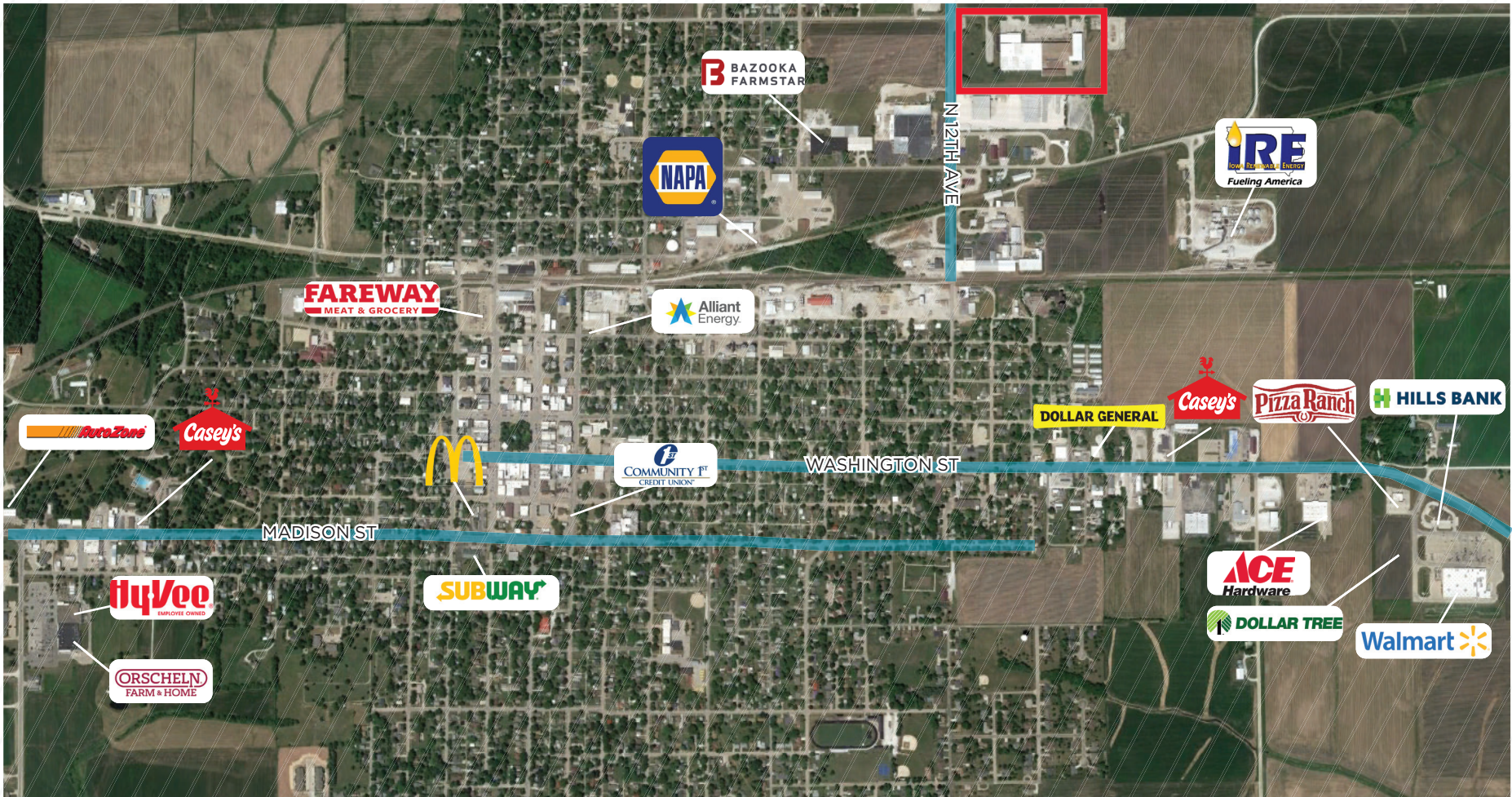
Senior Associate  
+1 319 431 1898  
rfitzpatrick@iowaca.com

### **PARKER RIDGE**

Associate  
+1 641 226 9983  
pridge@iowaca.com

2720 1st Ave, Suite 212  
Cedar Rapids, Iowa 52402  
Main +1 319 229 1003  
Fax +1 515 309 4040  
iowacommercialadvisors.com





## DEMOGRAPHICS



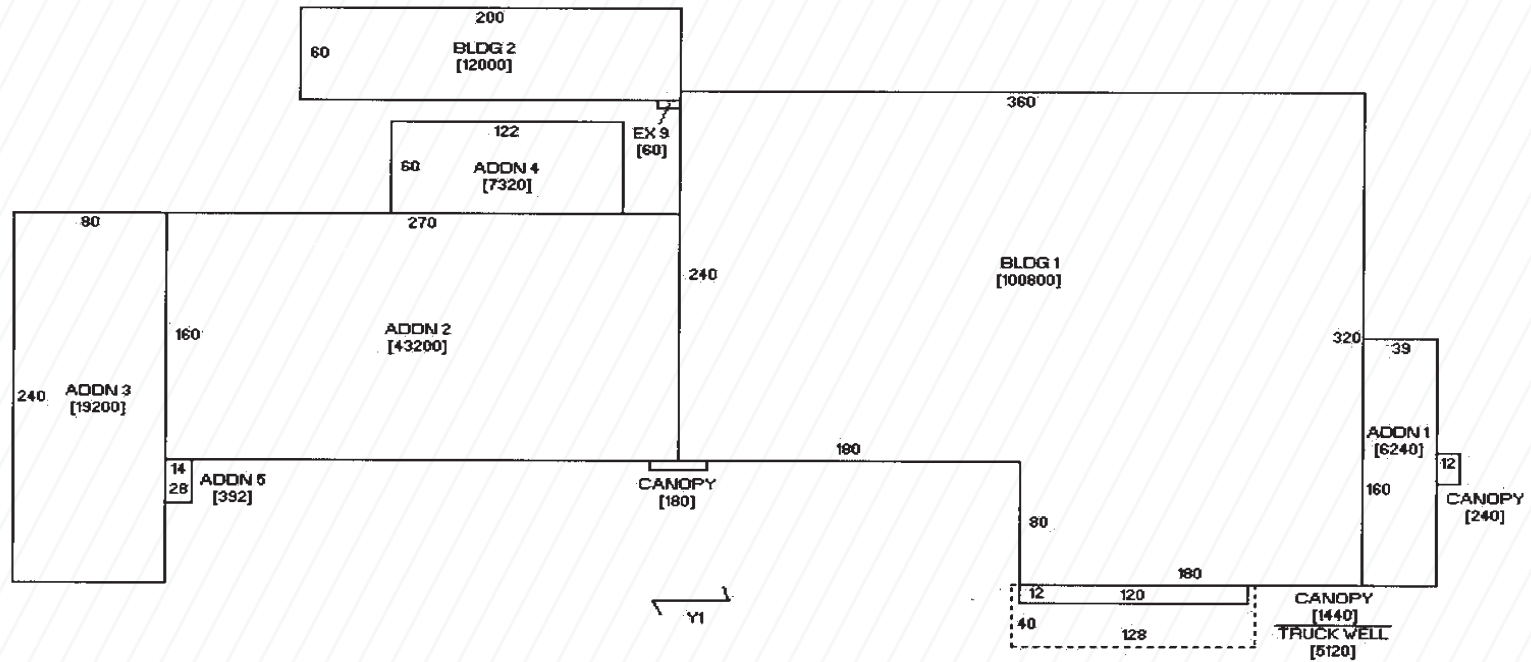
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	NUMBER OF HOUSEHOLDS
1 MILE	3,774	\$73,653	3,233	1,617
3 MILE	7,857	\$72,129	7,684	3,352
5 MILE	8,544	\$73,205	7,972	3,619
10 MILE	11,969	\$79,448	9,355	4,947

**RYAN FITZPATRICK**  
Senior Associate  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

2720 1st Ave, Suite 212  
Cedar Rapids, Iowa 52402  
Main +1 319 229 1003  
Fax +1 515 309 4040  
iowacommercialadvisors.com





**RYAN FITZPATRICK**  
Senior Associate  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

2720 1st Ave, Suite 212  
Cedar Rapids, Iowa 52402  
Main +1 319 229 1003  
Fax +1 515 309 4040  
iowacommercialadvisors.com