



225,550 RSF
Industrial space for sale

2900-2918 Highway 22

Muscatine | Iowa | 52761



Overview

2900 HWY 22: 207,150 SF

2918 HWY 22: 18,400 SF

Sale price: \$4,950,000

- Zoning: I1
- Easy access directly off of Highway 22

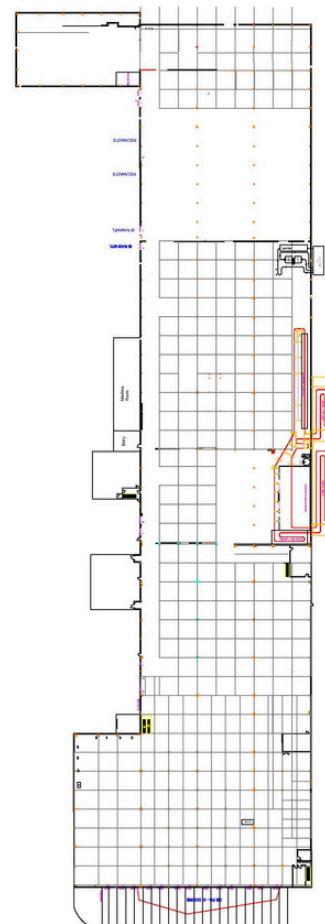
2900 HWY 22

Industrial space for sale



Available Space Specifications

- Available: 207,150 SF | 8.88 AC
- Year built: 1955 | Renovated: 2014
- Zoned: I1
- Clear height: 14'-24'
- Total docks: 22
- Drive-ins: 2
- Taxes: \$63,200
- 28,800 SF mezzanine
- 3,000 Amps
- Sprinkler system
- 5,202 SF of office space
- 2,100 SF breakroom
- Floor thickness: 6" slab on grade
- Rail nearby



2918 HWY 22

Industrial space for sale



Available Space Specifications

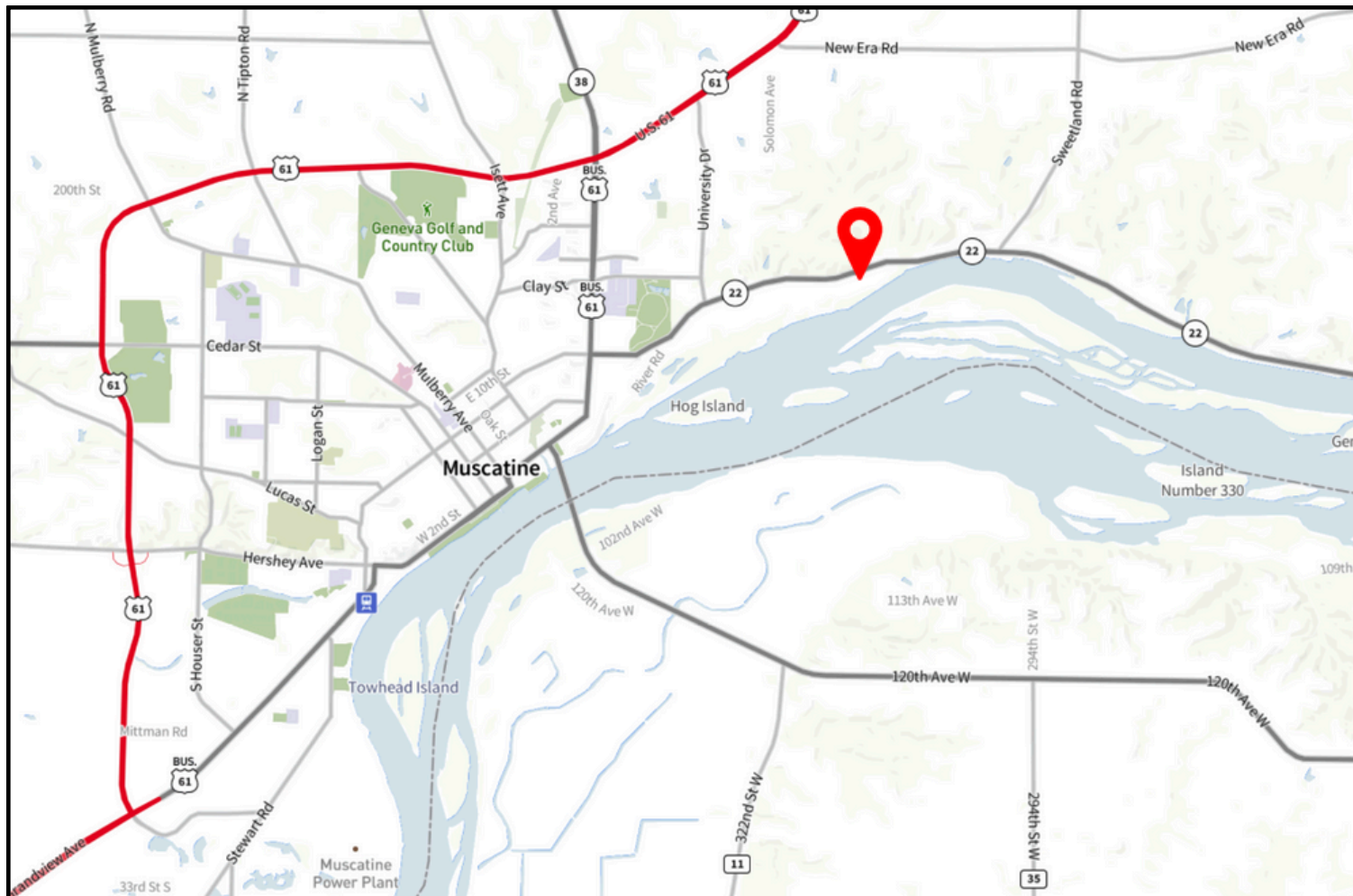
- Available: 18,400 SF | 3.04 AC
- Year built: 1972 | Renovated: 1975
- Zoned: I1
- Clear height: 20'
- Total docks: 2
- Drive-ins: 2
- Taxes: \$10,324



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