



Available

Warehouse space available for lease or purchase

- Sale Price: \$4,750,000
- Lease Rate: \$4.25 NNN
- Building Size: 80,000 SF
- Lot Size: 7.220 Acres
- Available SF: 65,000 SF
 - 80,000 SF available January 1, 2021
- Dock Doors: 2
- Drive-in Doors: 1
- Clear Height: 20' – 24'
- Power: 3 Phase, 108/120V plus limited 480V
- Wet Sprinkler System
- Motion activated LED Lighting
- Thermal in floor heat
- Year Built: 2017
- Adjacent to Highway 60

**1001 Industrial Ave
Alton, IA 51003**

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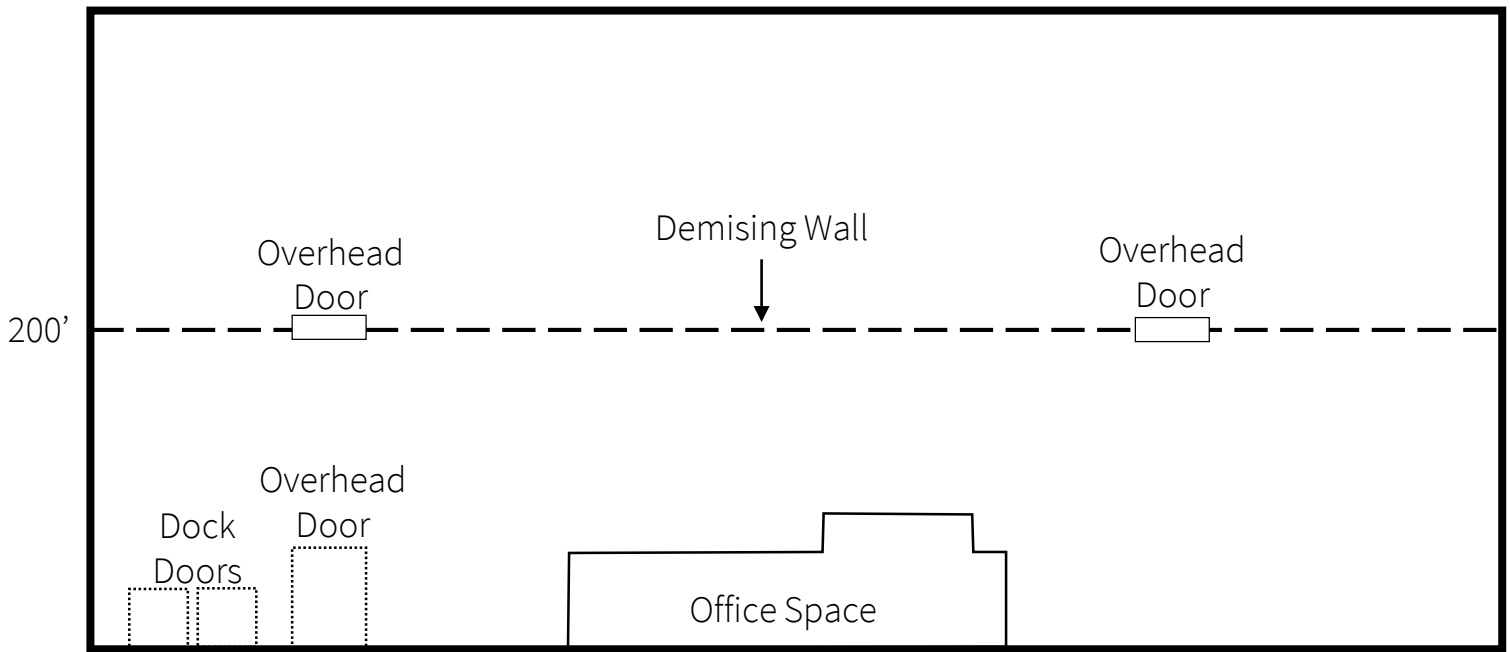
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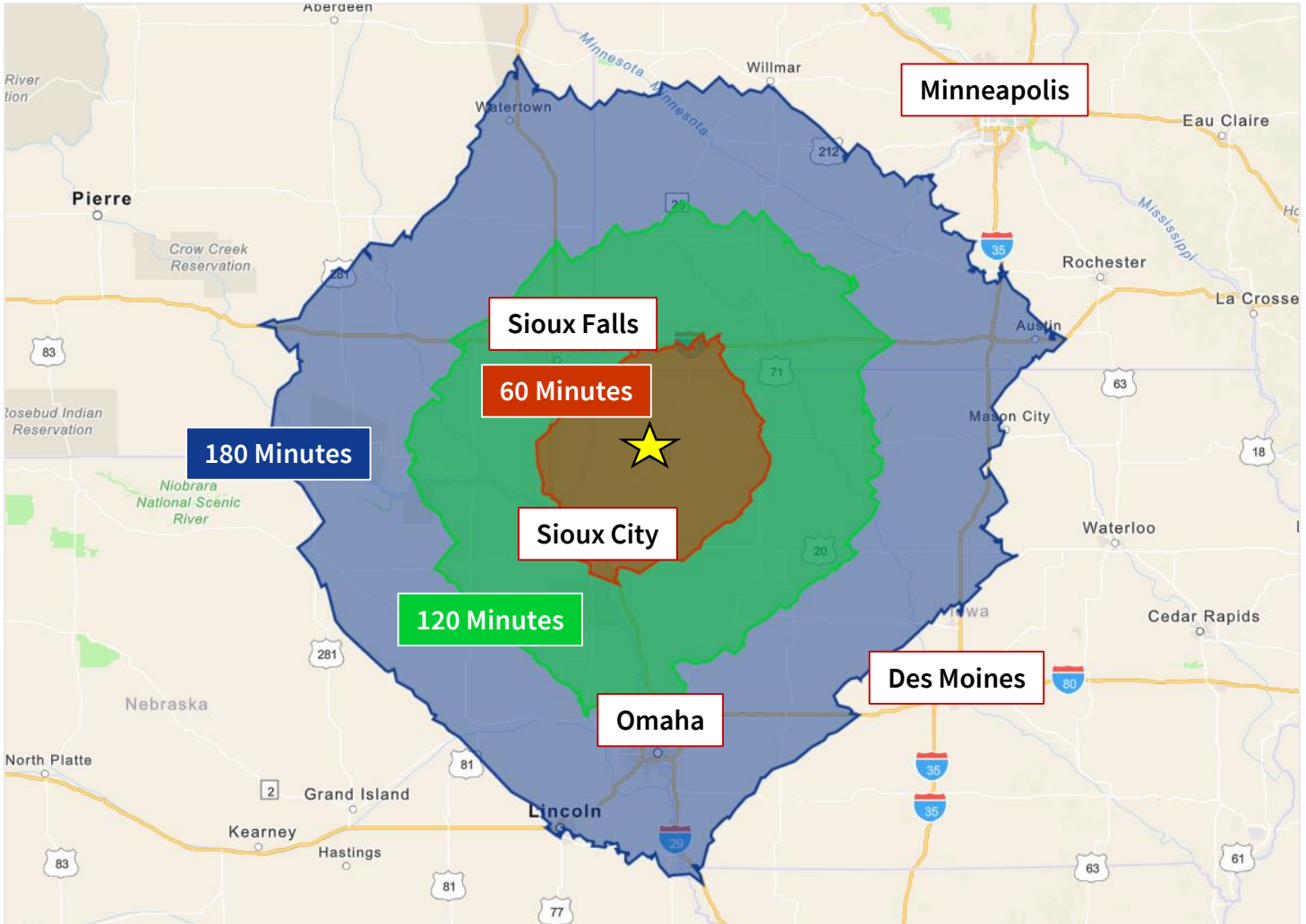
Floor plan & photos

400'



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

Map overview



Source: Site To Do Business

City	Time
Sioux City	50 Min
Sioux Falls	1 H 30 Min
Omaha	2 H 0 Min
Des Moines	3 H 30 Min
Minneapolis	3 H 45 Min

- Drive Time
- Demographics

	3 Mile	5 Miles	10 Miles
Population	4,719	8,232	14,106
Households	1,532	2,814	4,911
Median HH Income	\$74,210	\$74,617	\$77,189

Contact

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