



# AVAILABLE FOR SALE/LEASE

136,810 SF ON 13.41 AC

## Manufacturing | Warehouse Facility

1280 Olive Avenue

Hampton, IA 50441

**\$4,350,000** | LEASE RATE AVAILABLE UPON REQUEST

~~\$5,450,000~~

Find Out More At:

[bins.properties/Hampton-IA](https://bins.properties/Hampton-IA)

 **BINSWANGER**  
Established 1931

# Highlights

## Fenced Yard

Security

## 10 Miles to I-35

Location

## Adjacent to Property

Hampton Airport

## 13.41 AC

Expansion Capability



## Building Size

±136,810 SF Total

±132,810 SF Warehouse

±4,000SF – Office

±592 SF – Mezzanine

## Construction

**Walls:** Pre-engineered insulated metal panel on steel frame

**Floors:** 6" Reinforced Concrete; 4000 psi

**Roof:** Steel insulated



## Column Spacing

25' x 40'



## Loading Docks

8 Docks/5 Drive-ins

With levelers, lock and seals

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**BINSWANGER**

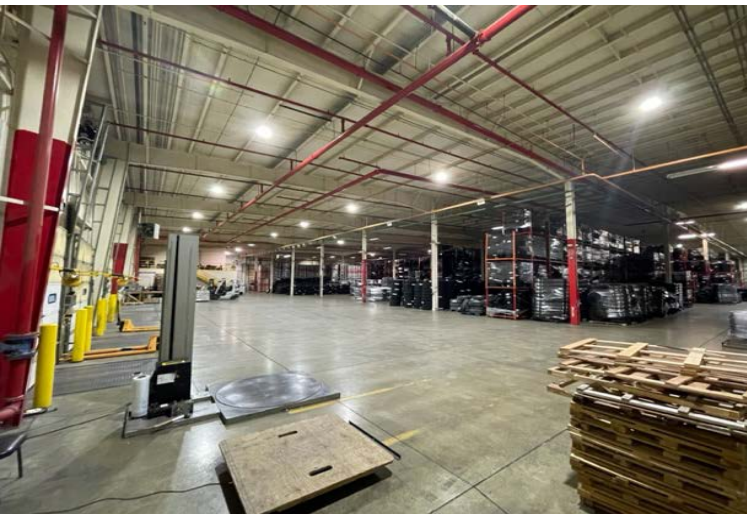
Established 1931

[binswanger.com](https://binswanger.com)



1280 Olive Avenue | Hampton, IA





## Other Specifications

**Year Built:** 1982; additions in 194, 2000 & 2005

**Ceiling Height:** 21' - 29'

**Lighting:** LED/Sodium Halide

**Water:** Two (2) meters; City of Hampton

**Sewer:** City of Hampton

**Gas:** MidAmerican Energy

**Sprinkler:** All areas are fully sprinkled with a wet pipe system

**Compressed Air:** Two (2) Quincy air compressors with a compressed air distribution loop present throughout the facility. Two (2) 60 hp Gardner Denver reciprocating air compressors

**Zoning:** Industrial

**Parking:** Concrete & asphalt; 250 Surface Spaces

**Security:** Key Card Access; Alarm & Security Cameras

**2022 Taxes:** \$50,870.00 (\$0.38/SF)

**Miscellaneous:** Onsite storage tank, built in 1982; pressure 30,000 gallons

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## Aerial

Hampton  
Airport

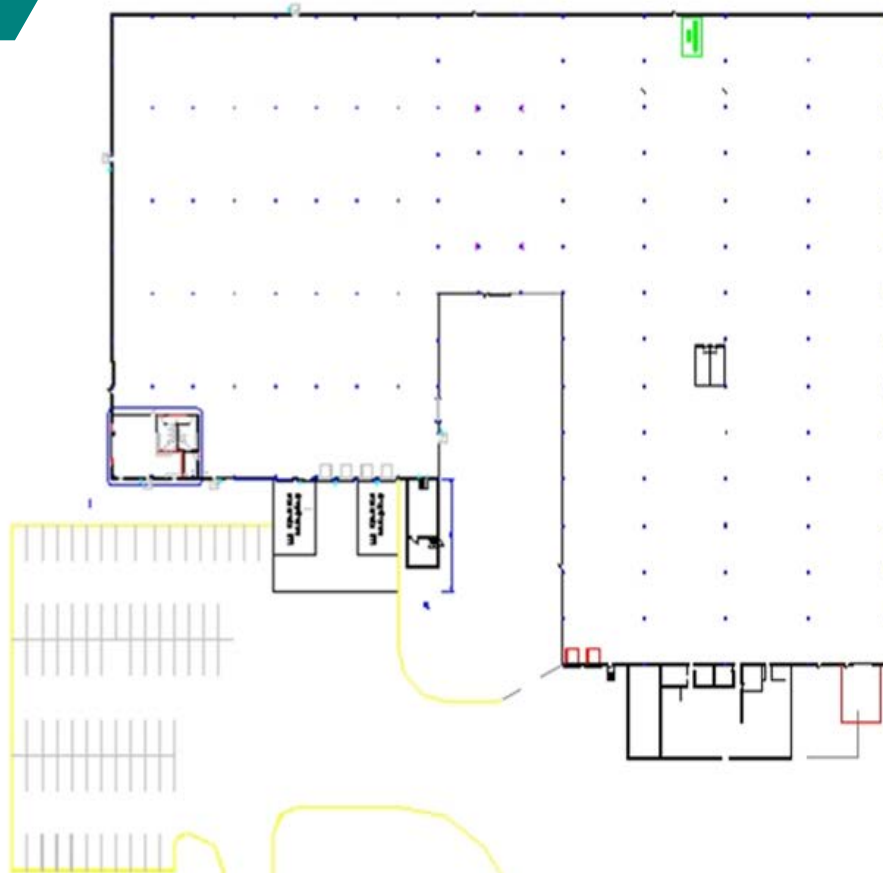
6.45 Acres

6.96 Acres

Olive Avenue

Olive Ave

## Floor Plan



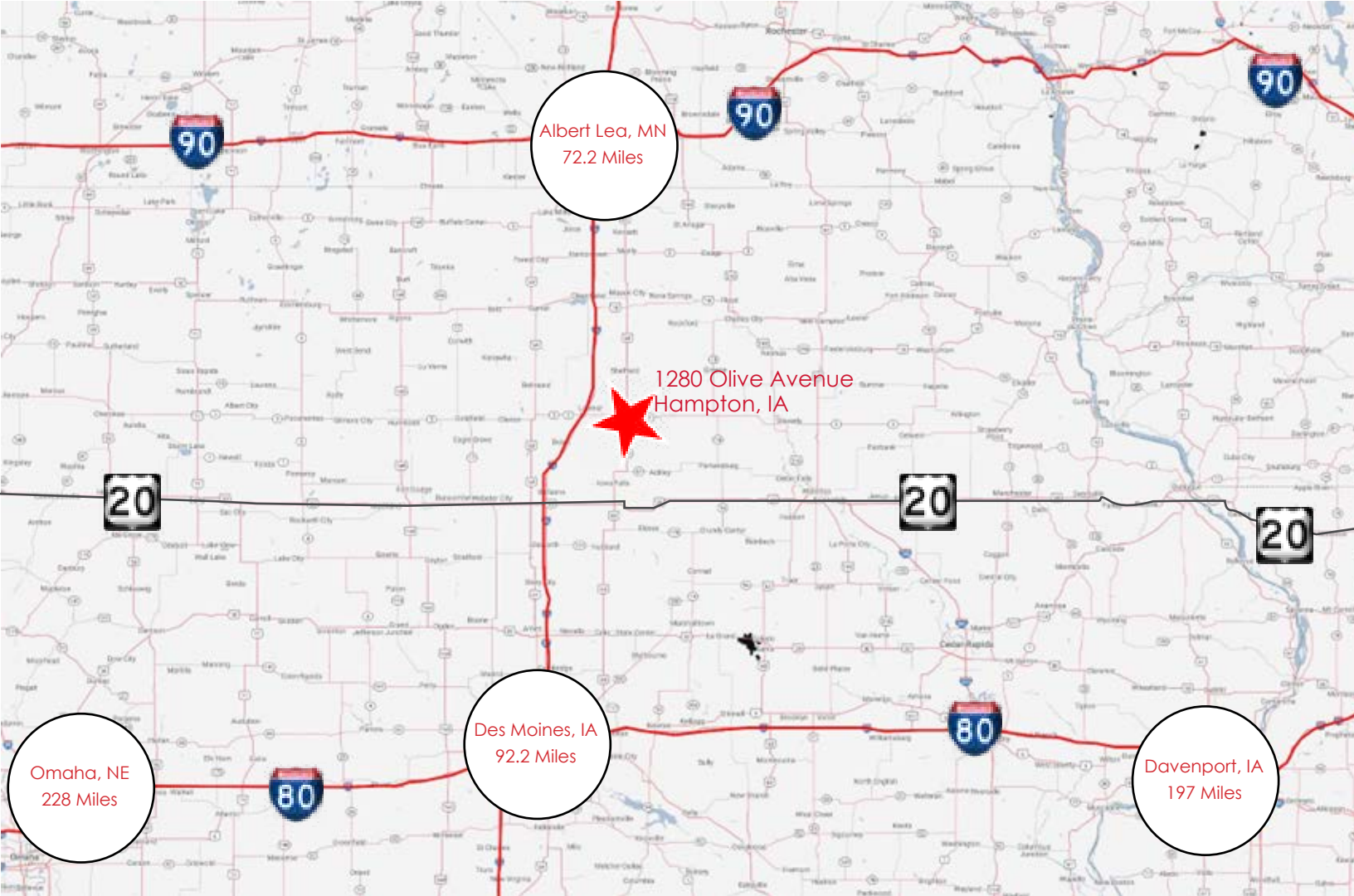
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10

Miles to  
Interstate 35

72.2

Miles to Albert  
Lea, MN and  
Interstate 90

92.2

Miles to Des  
Moines, IA and  
Interstate 80

197

Miles to  
Davenport, IA

228

Miles to  
Omaha, NE

## Location Description:

Only 10 miles from Interstate 35 connecting to Interstate 90 approximately 72 miles to the north and Interstate 80 approximately 92 miles to the south.

## Contact:

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed. RMA 06/22



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