

# 706 E Industrial Street

DeWitt, Iowa 52742

## Property Features

- Located on 5.97 acres in DeWitt's Crossroads Industrial Park
- 20,000 SF spec building, expandable to 90,000 SF
- Minutes from four-lane US Hwy 30 and 15 minutes north of I-80
- Spec building finish with unfinished floor, truck docks, mechanicals, drives, landscaping, etc. – to be specified by buyer
- Metal Halide lighting
- Temporary 225 amp service
- One 12'x14' drive-in door
- Located in Enterprise Zone with additional state and local incentives available
- Come visit DeWitt, IA, an up and coming business friendly community with all basic goods and services conveniently available, to find out why you should locate your company here

For Sale

## Industrial Spec Bldg.

706 E Industrial Street, DeWitt, IA 52742



**PRICE REDUCED FROM \$695,000 TO \$545,000!**

ZONED:	M-2
CEILING HEIGHT:	22' sidewalls, 26' peak ceiling height
ANNUAL TAXES:	\$2,854.00 (2014)
PARCEL ID:	2009988450
MLS ID #	7036760



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:



**Charlie Armstrong, SIOR**  
o 563 529 6600  
c 563 529 6600  
carmstrong@ruhlcommercial.com

NAI Ruhl Commercial Company  
5111 Utica Ridge Rd,  
Davenport, IA 52807  
563 355 4000  
[ruhlcommercial.com](http://ruhlcommercial.com)

For Sale

# 20,000 SF Industrial Spec Building

706 E Industrial Street, DeWitt, IA 52742

