

For Sale

Heavy Industrial
Manufacturing Building
42,210 SF

1 Smith Drive

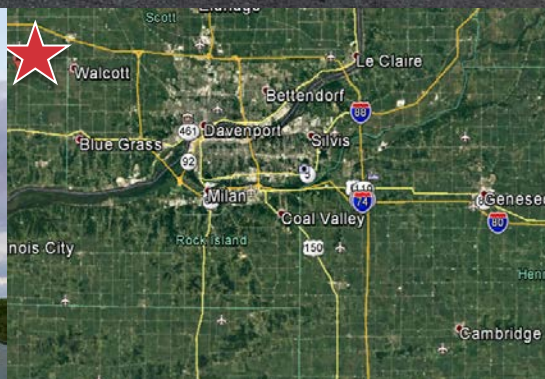
Stockton, Iowa 52769

Sale Price: \$785,000

Lease Price: \$2.50 PSF (NNN)

Property Features

- 42,210 SF heavy industrial manufacturing building located on 2.25 acres
- 10 miles west of the Quad Cities just south of I-80
- Built new in 1984 with 11,250 SF addition in 2008
- 38,750 SF manufacturing space with 3,460 SF second-story office
- 23' ceilings in new addition, 21' ceilings in bulk of building with 11' ceilings in remainder
- 6-ton bridge crane (3 ton hoist) with steel unloading area and 60' x 265' craneway
- Two truck docks (1 fully enclosed) and two 12' x 14' drive-in doors
- 1,200 amps/480V three phase power
- Compressed air/water throughout plant
- Parcels: 0504158019 / 0504158012
- Available for occupancy 12/1/2017



For more information:

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