



FOR LEASE OR SALE
510 E AGENCY RD

394,886 SF
WEST BURLINGTON, IA

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**ENTIRE PROPERTY IS
SECURED BY FENCING
& GUARD STATION**



**WATER TREATMENT
FACILITY ON SITE**



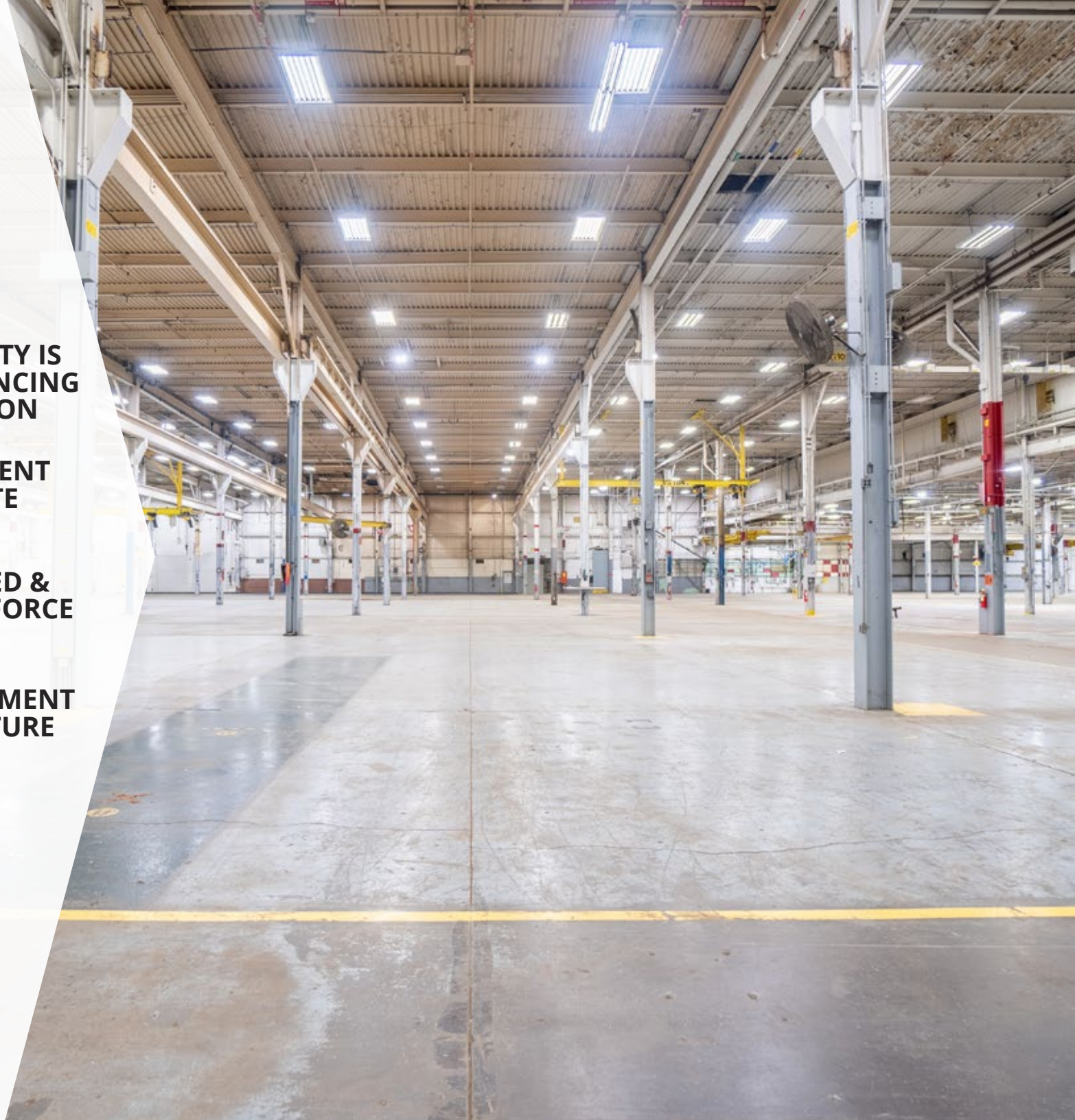
**LOCAL TALENTED &
SKILLED WORKFORCE**



**ANCHOR EQUIPMENT
& INFRASTRUCTURE**



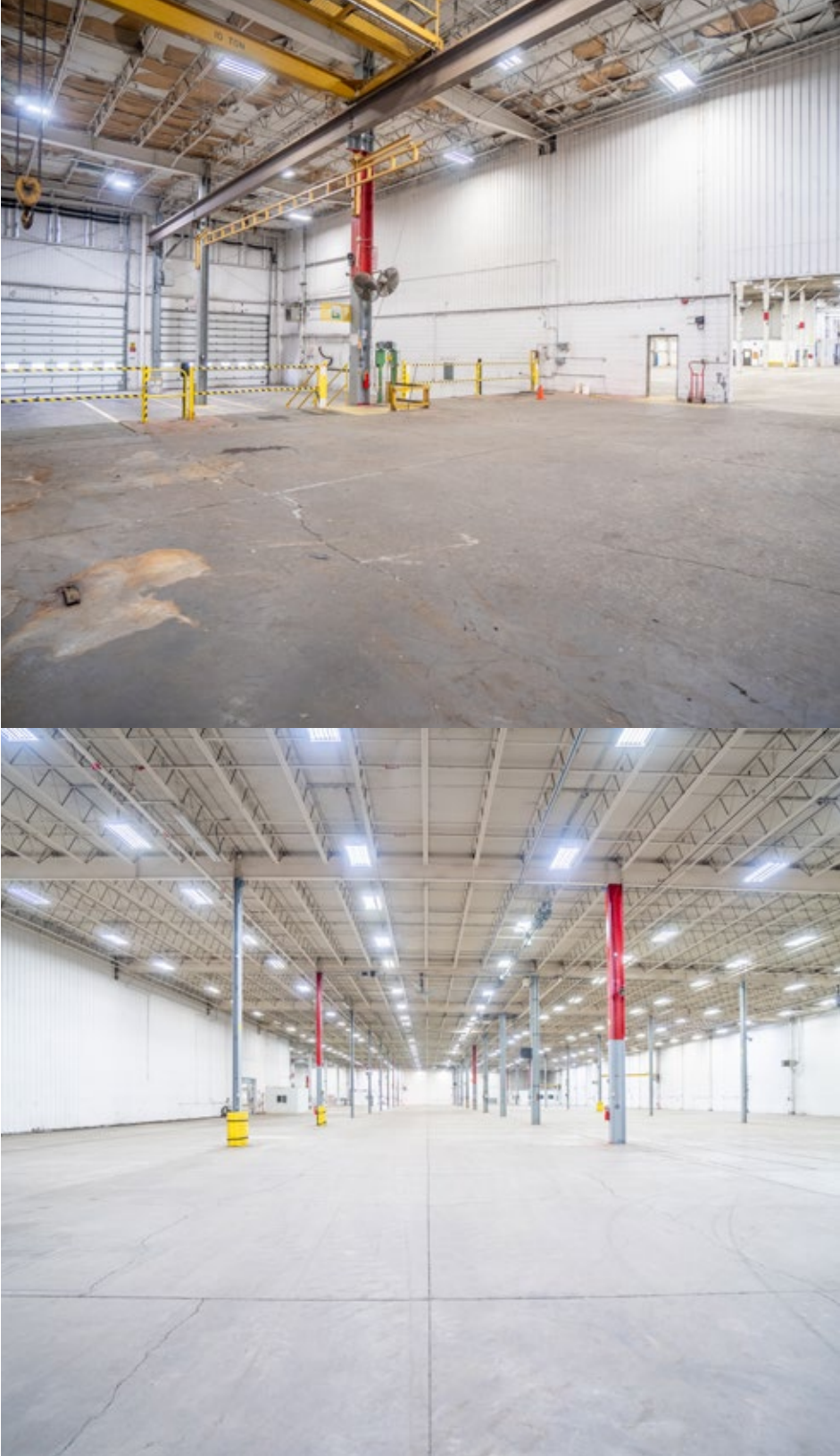
**2,880-SF
OUTBUILDING**



PROPERTY DETAILS

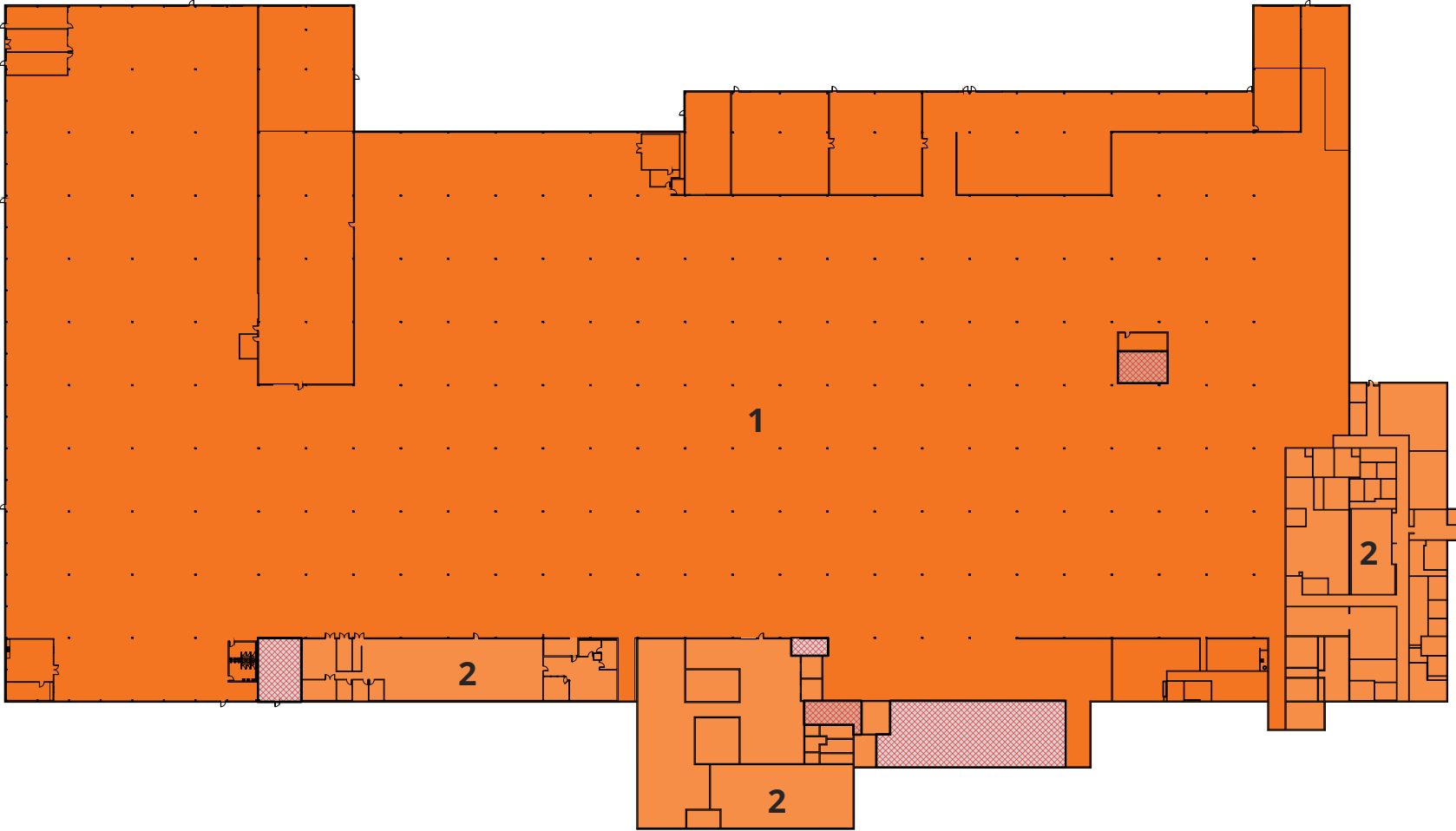
510 E AGENCY RD | WEST BURLINGTON, IA

AVAILABLE SPACE	394,886 SF
MINIMUM DIVISIBLE	32,122 SF
OFFICE SPACE	75,981 SF
DOCK DOORS	2 External, 7 Interior Dock Wells (Enclosed), 2 Interior Dock Wells
DRIVE-INS	1 Drive-In Door with Ramp
CRANES	Multiple 10-Ton, 7-Ton, 5-Ton, 3.5-Ton, 1-Ton, 3/4-Ton, 1/2-Ton, & 1/4-Ton
CLEAR HEIGHT	24' - 33'
COLUMN WIDTH & DEPTH	30' x 40'
YEAR BUILT	1955 with additions in 1964, 1966, 1980, & 1990
FLOORS	2 Floors 6" - 8" Reinforced Concrete
ROOF	Rubber, Trocal, Tin, & Spray-On Systems
WALLS	Insulated Metal Panel
FIRE SUPPRESSION	100% Wet System
COMPRESSORS	2 Ingersoll Rand Air Compressors, Total Capacity 1795 CFM @ 145 PSI
LIGHTING	T-8
POWER	13.8 KVA with Additional 18.3 KVA in Place; 9 Transformers (2 @ 1500 KVA, 4 @ 1000 KVA, 3 @ 75 KVA), 9 Switchgear Substations Feeding 33 480V, 3-Phase Busways for Distribution Throughout Plant
PARKING	675+ Parking Stalls
LAND AREA	38.7 Acres
ZONING	I-3: Heavy Industrial District
RAIL ACCESS	Burlington Junction Railroad Runss Along the Eeast Property Line and Connects to the BNSF Mainline Approx. 1.5 Miles North of Property
PARCEL ID	109400

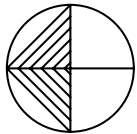


FLOOR PLAN

510 E AGENCY RD | WEST BURLINGTON, IA

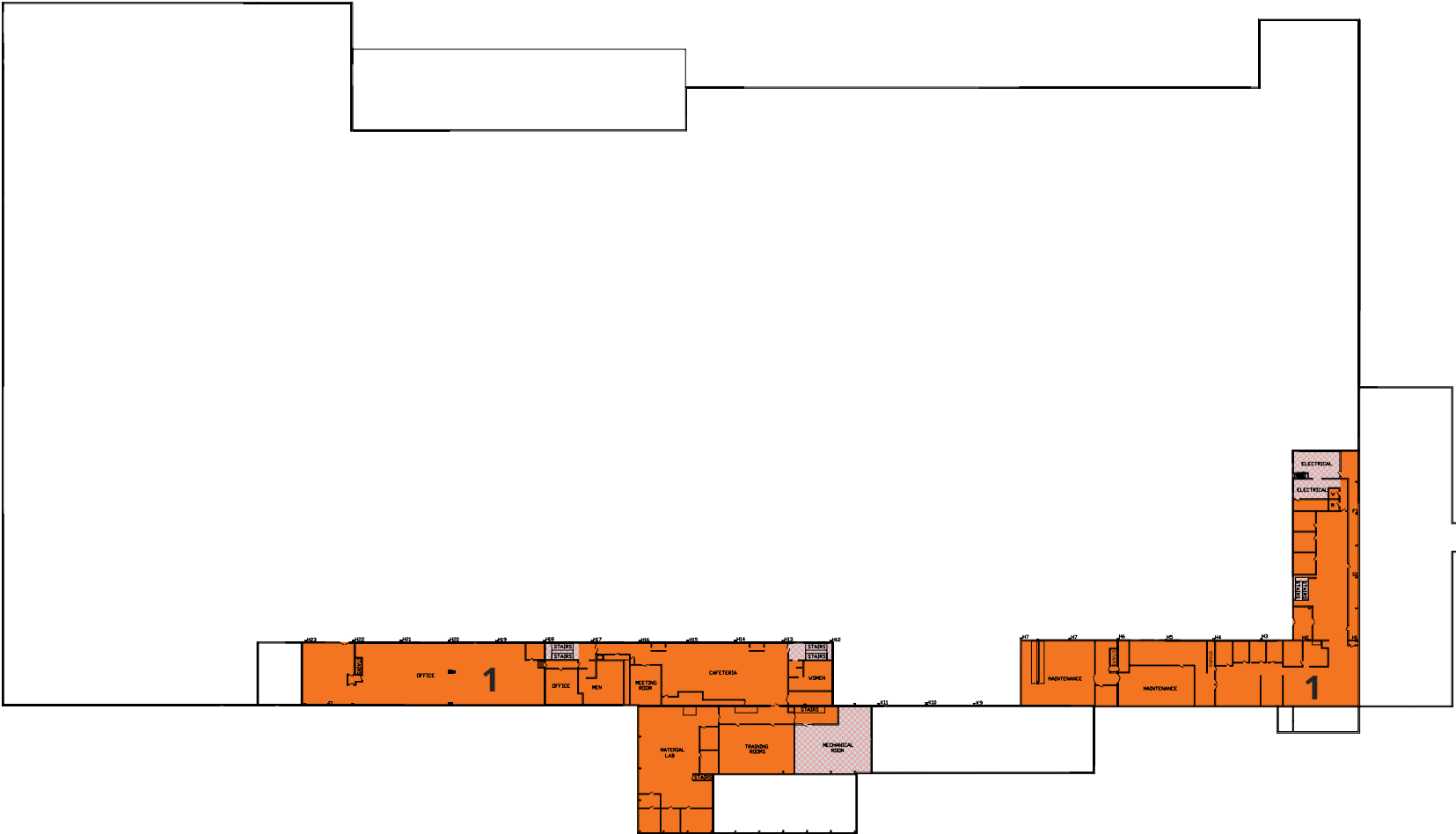


NUMBER	SPACE DESIGNATION	COLUMN SPACING	SQUARE FEET
1	WAREHOUSE	30' x 40'	318,905 SF
2	FIRST FLOOR OFFICES	N/A	43,859 SF
TOTAL			362,764 SF

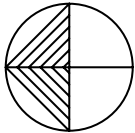


FLOOR PLAN

510 E AGENCY RD | WEST BURLINGTON, IA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	SECOND FLOOR OFFICES	32,122 SF
TOTAL		32,122 SF



LOCATION MAP

510 E AGENCY RD | WEST BURLINGTON, IA

DES MOINES, IA	156 MILES
ST LOUIS, MO	204 MILES
CHICAGO, IL	240 MILES

