

Hancock County Industrial Site

2410 Vail Ave
Garner, Iowa 50438
www.cbre.com/desmoines



Property Details

- + Property Size: 9.01 Acres (392,475.6 SF)
- + Purchase Price: Negotiable
- + Former Anhydrous Ammonia Filling Station
- + Some Infrastructure still in-place, but decommissioned
- + Rail adjacent, rail spur removed
- + Security Fence with motorize gate
- + 3 Small Operational/Office buildings on site
 - Metal Office (1968): 768 SF
 - General Office (2011): 903 SF
 - Metal Office (2015): 360 SF
- + Semi truck staging pad
- + Potential for rail yard or laydown yard
- + 3.5 acres row crop ground
- + Electrical substation on site
- + High volume natural gas line
- + Assessed value: \$509,750

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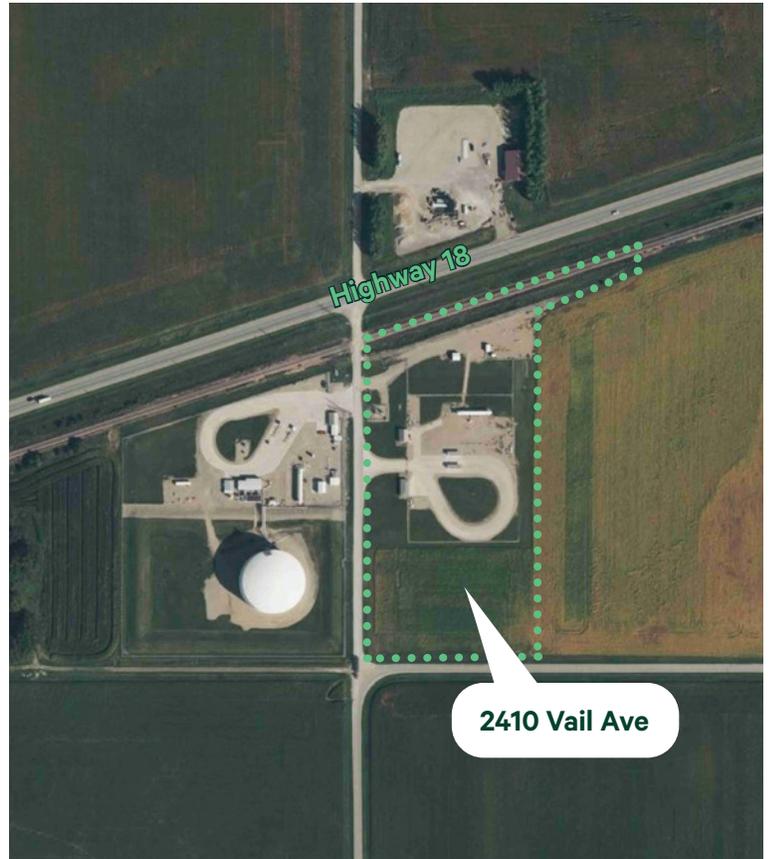
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For Sale

Overview

Garner, Iowa terminal received NH3 flow from former pipeline. Terminal operations consisted of one bullet, 3 loading pumps, 3 loading bays, a vapor recovery vessel and a flare.

- + Location: Garner, Iowa
 - Terminal sets on 9.01 acres
 - 3.20 Acres farm ground
- + Storage Capabilities:
 - 63,000-gallon bullet
- + Product Movement Modes:
 - Rail was removed from facility but is directly on rail
 - NuStar pipeline located on site but never connected



Contact Us

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