



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

2205 6th Ave South
Clear Lake, IA 50428

52,275 SF

For Sale - \$7,795,000

For Lease - \$12.50/PSF NNN



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**Schedule a viewing
today to explore
the possibilities!**

2205 6th Ave S, Clear Lake, IA

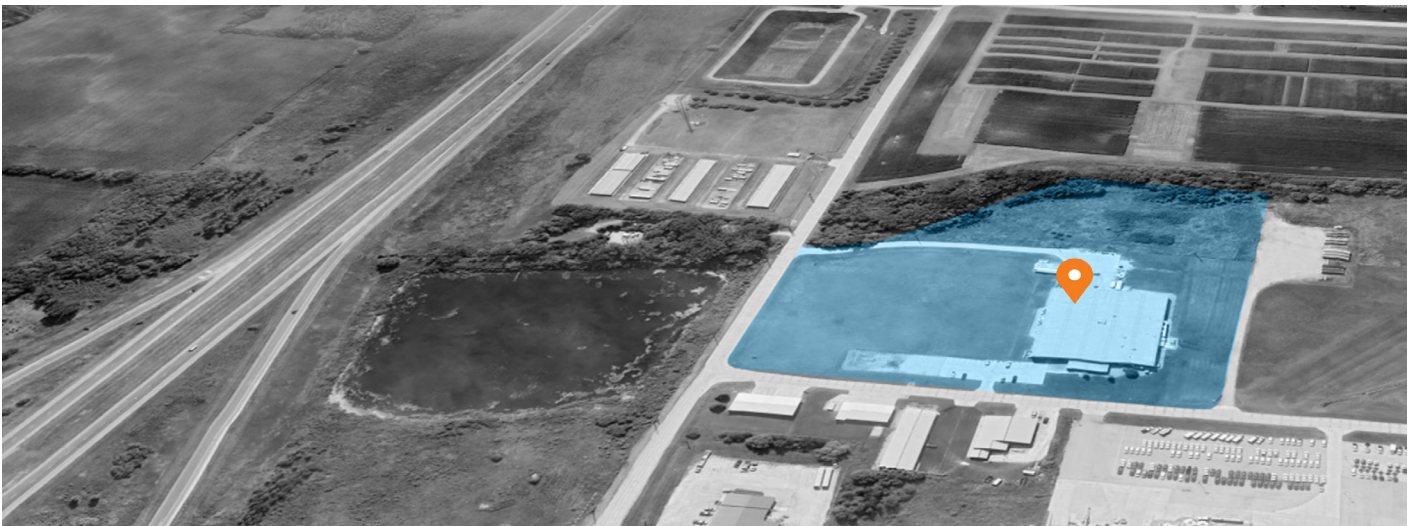
Located at 2205 6th Ave S, Clear Lake, IA, this 52,275 SF Freezer/Cooler food-grade facility sits on 13.86 acres and is designed for food manufacturing and production. Built in 2001, the property features a ample freezer/cooler space, modern food grade facility, located in a strong business state, provides ample expansion capability, convenient to multiple major MSA's. With robust utilities, 2 docks and 1 drive-in door, this property is an excellent opportunity for food production/manufacturing operations seeking a strategic location.

PROPERTY HIGHLIGHTS

- Freezer/Cooler space
- 2 Dock-high doors & 1 Drive-in for Seamless logistics
- Modern Food Grade Facility
- Ample expansion capability

LOCATION DESCRIPTION

- Easy access to I-35 & I-90
- Strong Business State
- Proximity to multiple MSA's
- 13.86 Acre Lot (approved plans for expansion)
- Zoned for Light Industrial



ZONING | I-1 - Light Industrial

The Light Industrial Zone (I-1) is intended to provide for the development of most types of industrial firms. This zone is also created to provide for those commercial and light manufacturing industries which do not qualify for location in the commercial zones but which are not heavy manufacturing industries. Regulations are designed to protect adjacent, nonresidential zones and other industrial uses within the zone.

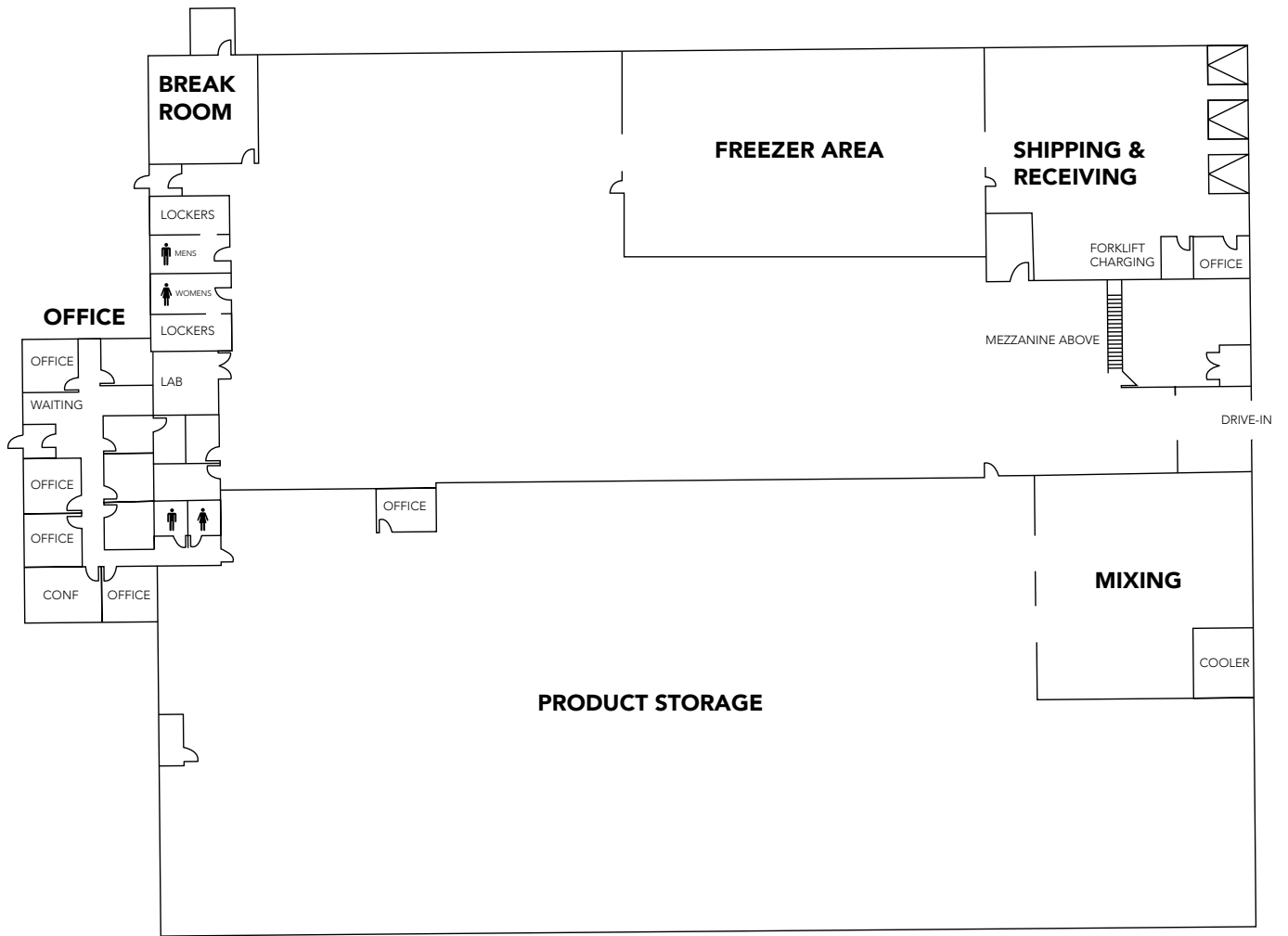
PERMITTED USES

Wholesale trade & warehouse establishments for goods such as but not limited to automotive equipment, drugs, chemicals & allied products, dry goods & apparel, groceries & related products, electrical goods, hardware, plumbing, heating equipment & supplies, machinery, equipment & supplies, etc.

*See [city zoning code](#) for complete list

ZONING	I-1; Light Industrial
PROPERTY USE	Food Production
YEAR BUILT	Built in 2001, renovated in 2005
FLOORS	Single-story
PROPERTY ACCESS	
Nearby HWY	I-35 (0.25 miles)
Nearby Airport	Mason City Municipal Airport (2.8 Miles)
PARKING	Asphalt paved lot (29 stalls)
Employee/ Customer	29
Handicap	2
Truck Parking	Yes + Maneuver Area
CEILING HEIGHT	
Warehouse	17' at eave; 22' at peak
Office	8"
Freezer/Cooler	15'
WATER	Supplied by City of Clear Lake
SEWER	Supplied by City of Clear Lake
GAS	Supplied by Alliant. 2" diameter pipe. 5lbs pressure to building.
POWER	2 Services. Supplied by Alliant.
Volts	Service 1 - 208/120 Volts Service 2 - 480/277 Volts (750 KVA)
Amps	Service 1 and 2 - 1600 Amps
Phase	Service 1 and 2 - 3-phase
Wire	Service 1/2 - 4-wire
FIBER-OPTICS	yes
CRANES	1-ton Bridge Cranes (2 total) - 26' Width X 20' Run
FLOOR LOAD	
Production/ Warehouse	6" with Reinforcement. #4 bars at 8" on center in both directions
Dock Pit	6"

AVAILABLE	52,275 SF TOTAL
Production/ Warehouse	25,000 SF
Freezer Space within Warehouse	4,000 SF (360 Pallet Positions)
Cooler Space within Warehouse	320 SF
Office	1,450 SF (8 offices)
Mezzanine	2 mezzanine levels (North and South Side) at approximately 700SF each
LOT SIZE	13.86 Acres with approved plans for expansion
BUILDING IMAGE	
Building Materials	Metal Construction
Roof	Metal Roof
Surrounding Buildings	Industrial Park
HEAT	Lennox Heat Pump (94.1 AFUE)
AIR CONDITIONING	Yes
FIRE PROTECTION	100% Wet
COLUMN SPACING	
Warehouse	48'x50'
DOCKS	3 total
9'x9' Dock-high (3)	Located South -side of building. 1 dock is currently trash compactor
Locks	Yes
Other Requirements	Interior door leading into the freezer from staging area by the loading docks
DRIVE-IN	1 total
10'x12' (1)	Located South-side of building
RESTROOMS	Women (#); Men (#); Unisex (#) Total
Office	Women (1) ; Men (1)
Production/ Warehouse	Women (1) ; Men (1)
LIGHTING	
Office	LED
Production/ Warehouse	LED



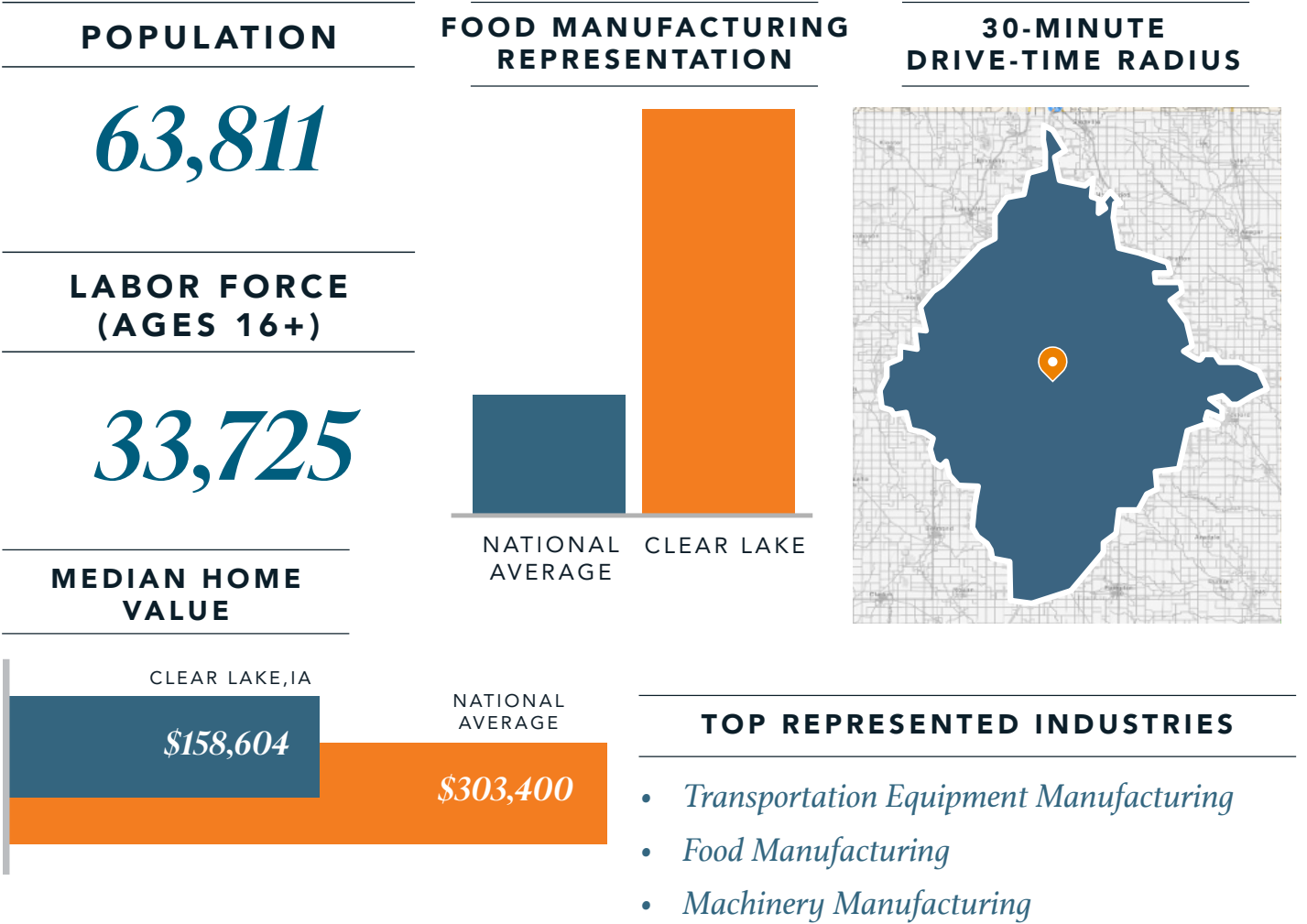
Sale Price - \$7,795,000





LABOR SNAPSHOT CLEAR LAKE

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



FOOD MANUFACTURING INDUSTRY

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Laborers & Freight, Stock, & Material Movers, Hand	717	\$20.58/hour
Packaging & Filling Machine Operators & Tenders	170	\$21.15/hour
Food Batchmakers	142	\$23.46/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.