



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

227 Poplar Street
Osage, IA 50461

234,200 SF
For Sale - \$5,000,000



CONTACT

ROYCE PAVELKA

(952) 960-4744 | ROYCE@BROOKSHIRECO.COM

MARIO HADLEY

(952) 960-4648 | MARIO@BROOKSHIRECO.COM

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

227 Poplar Street, Osage, IA

This expansive 234,200 SF production and warehouse facility located on 19.56 acres in Osage, Iowa is perfect for a user looking for ample production/warehouse space. Originally constructed in 1962 and expanded multiple times to accommodate growing operations, this light industrial-zoned campus offers substantial infrastructure for manufacturing, logistics, or redevelopment.

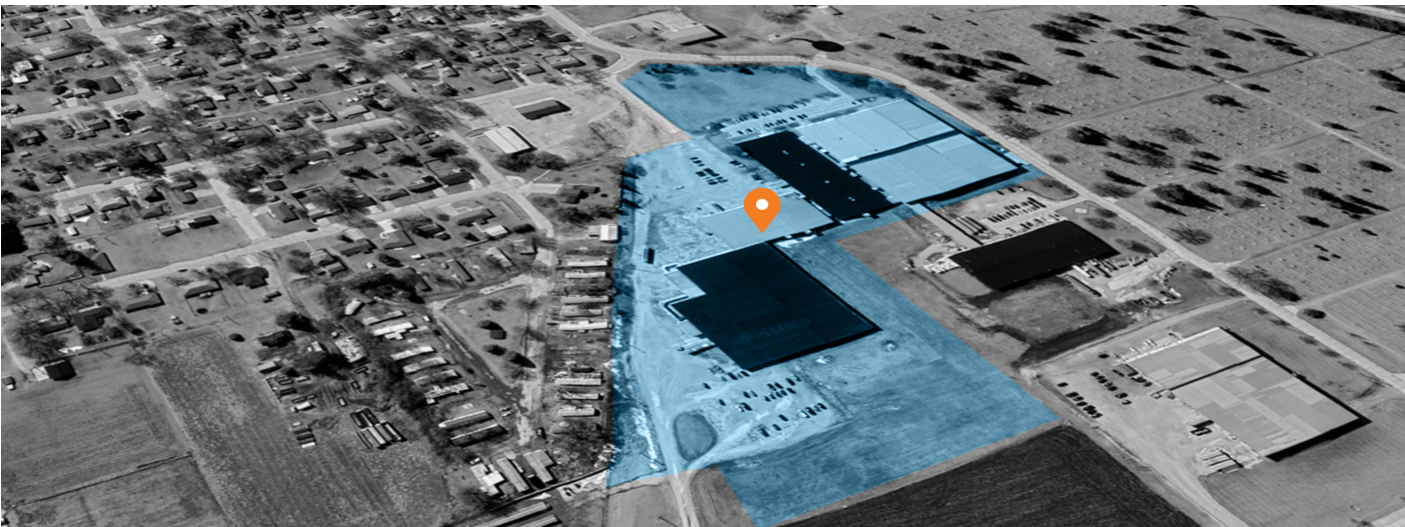
With 9 dock-high doors and 2 drive-in doors, the facility supports efficient shipping and receiving. Formerly home to an apparel manufacturer, the site is well-suited for production, assembly, or warehousing. Ample acreage allows for potential future expansion or outdoor storage.

PROPERTY HIGHLIGHTS

- 234,200 SF Production/Warehouse Space
- 9 Dock-high doors & 2 Drive-in for Seamless logistics
- Previously apparel manufacturing
- Ample expansion capability

19.56 ACRES TOTAL

- PID#10-23-252-025 (0.55 AC)
- PID#10-23-252-021 (5.66 AC)
- PID#10-23-252-027 (0.6 AC)
- PID#10-23-252-005 (3.59 AC)
- PID#10-23-252-004 (2.67 AC)
- PID#10-23-405-001 (2.87 AC)
- PID#10-23-252-006 (3.65 AC)



ZONING | I-1 - Light Industrial

This district supports industrial development with high performance standards that can coexist near residential and business areas, allowing operations that won't negatively impact the community through noise, dust, traffic, or similar factors.

PERMITTED USES

Storage, manufacture, compounding, processing, packing and/or treatment of products, exclusive of the rendering or refining of fats and/or oils; Manufacture, compounding, assembly and/or treatment of articles or merchandise derived from previously prepared materials; Assembly of appliances and Equipment... Etc.

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

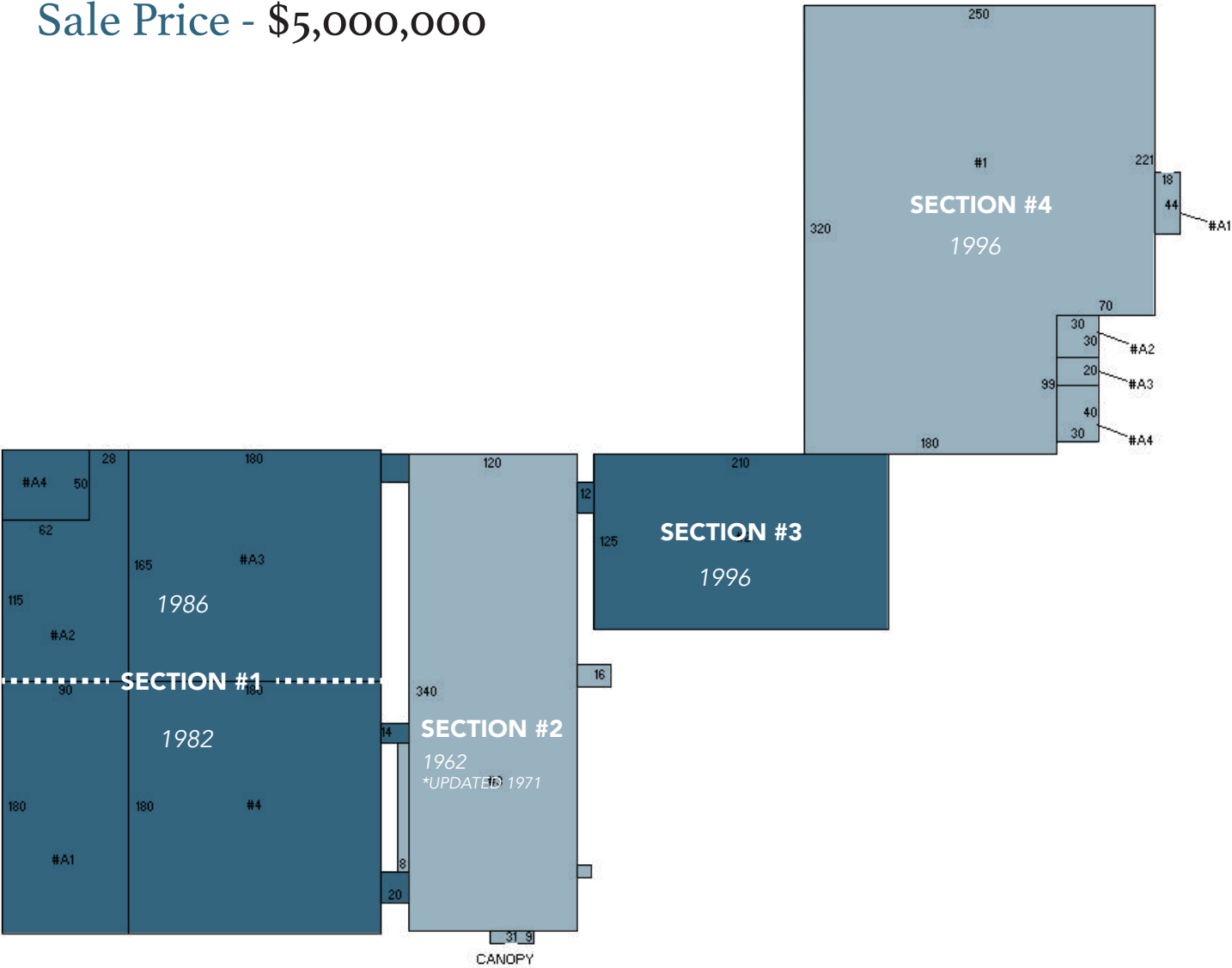
ZONING	I-1; Light Industrial
PROPERTY USE	Apparel Manufacturing
YEAR BUILT	Originally built in 1962 with multiple additions. <i>*See Floor Plan</i>
FLOORS	Single-story
PROPERTY ACCESS	
Nearby HWY	HWY 9 (0.7 miles) ; US 218 (0.7 miles) ; I-35 (28 miles)
Nearby Airport	Osage Municipal Airport (1 mile)
PARKING	Multiple lots
Paved Parking	Paved lot (1) - 60 Stalls
Handicap	4 stalls
Unpaved Parking	Gravel lots (2); 220'x200' and 160'x180'
AVAILABLE	234,200 SF
LOT SIZE	19.5 Acres
BUILDING IMAGE	
Building Materials	Rigid steel frame with light metal cover
Signage	Available along
Roof	Membrane, Ages vary
CEILING HEIGHT	Varies (<i>*See Floor Plan</i>
Office	8'
Warehouse/ Production	Varies (11'-27'9") <i>*See Floor Plan</i>
WATER	8" City main and 2 submersible pumps. Supplied by Osage Municipal Utilities
SEWER	8" Main Supplied by Osage Municipal Utilities
GAS	Supplied by Osage Municipal Utilities. 20lbs pressure.
POWER	3 Services. Supplied by Osage Municipal Utilities
Amps	5,000 Amps
Volts	Service 1 and 2 - 480 Volts Service 3 - 208 Volts
Phase	3-phase
FIBER-OPTICS	Osage Municipal Utilities
TELECOM	Zoom

FLOOR LOAD	Cement 4" Slab
HEAT	
Office	Residential Furnace
Warehouse	Steam
Production	Hanging Reznor Heaters
Other	Boilers (2) - 200hp Superior Boiler installed (April 2023); 200hp Burnham Boiler installed (1996) which recently passed inspection. Service performed by Rasmussen Mechanical Services
AIR CONDITIONING	
Office	10 residential units
Warehouse/ Production	7 commercial units on raised platforms
Other	Break Room - 2 residential units
	Chillers (2) - Installed 1996. One chiller had motor and compressor changed (May 2024) service performed by Metropolitan Mechanical Contractors (MMC) out of Rochester, MN
FIRE PROTECTION	Dry
Storage of flammable products	Fire Cabinets
Other Hazardous Activities	Dyes & Chemicals for finishing products
COLUMN SPACING	<i>See Floor Plan</i>
DRIVE-INS	2 total - 14'x14' and 8'x8' <i>*See Floor Plan</i>
DOCKS	9 total
8'x10' Docks (9)	See Floor Plan
Locks	Yes, 2 total <i>*See Floor Plan</i>
Levelers	Yes, all Docks
RESTROOMS	Women (4); Men (4)
LIGHTING	LED; 500k
STORAGE	Yarns and finished products
SPECIAL EQUIPMENT	Security system that requires badge entry at employee entrances (3)

227 Poplar Street, Osage, IA

	SIZE	COLUMN SPACING	CEILING HEIGHT	LOADING
SECTION #1	88,920 SF	19'6" x 59'5"	North: 18' - 27'9" South: 13'3" -20'4"	4 Docks with Levelers
SECTION #2	40,800 SF	19'11" x 58' 11"	11'-15'3"	1 Dock with Leveler
SECTION #3	26,660 SF	20' x 48"	15'3" - 18'6"	1 Dock with Lock and Leveler
SECTION #4	77,379 SF	20' x 43'2"	15'4" - 18'10"	3 Docks with Leveler, 1 Lock 2 Drive-ins 14'x14' (West Side); 8'x8' (South Side)

Sale Price - \$5,000,000

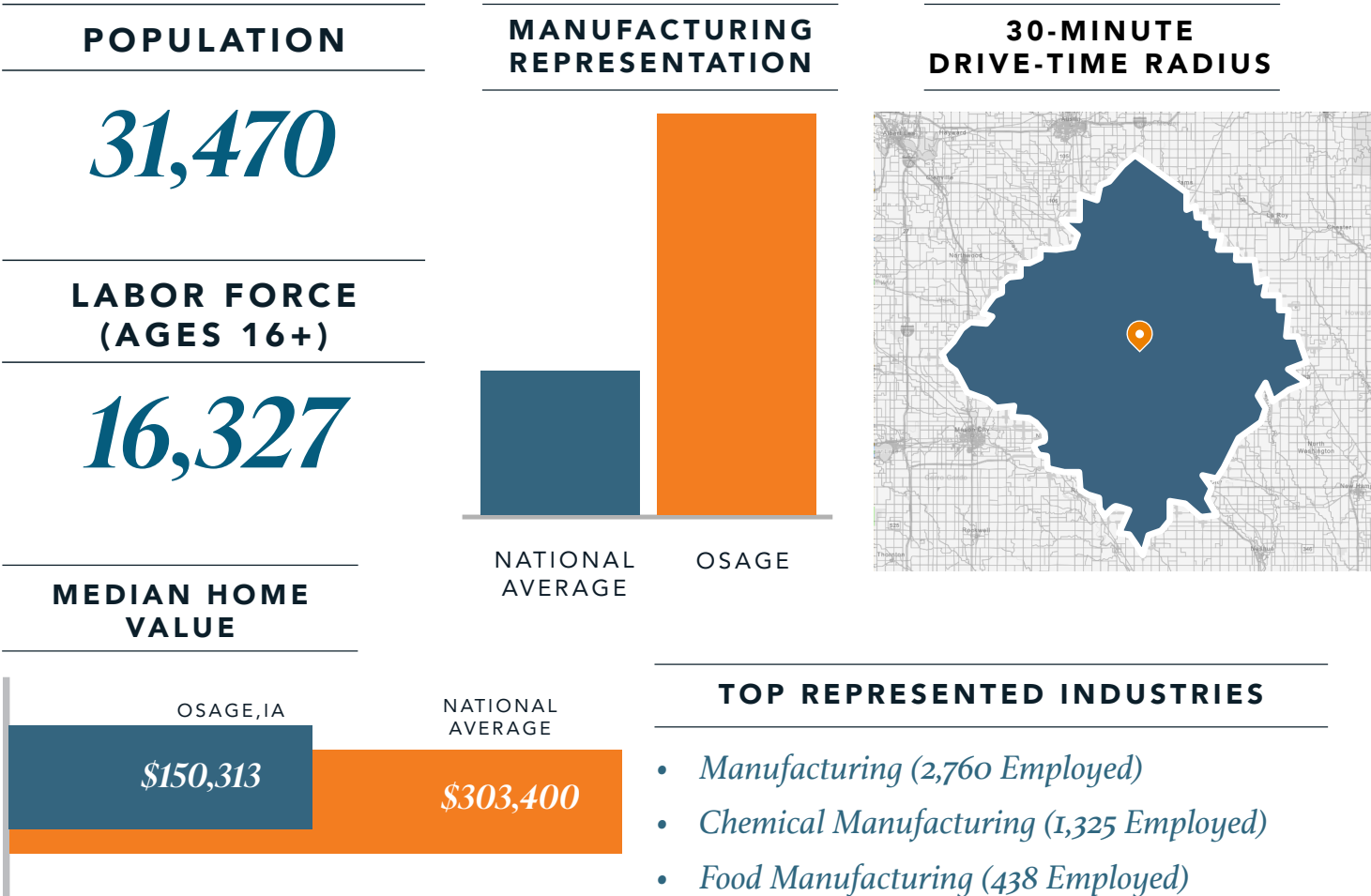






LABOR SNAPSHOT OSAGE

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.



CHEMICAL MANUFACTURING INDUSTRY

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Chemical Equipment Operators & Tenders	147	\$20.05/hour
Packaging & Filling Machine Operators & Tenders	142	\$30.24/hour
Mixing & Blending Machine Setters, Operators, & Tenders	52	\$25.00/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.