



Industrial Investment Opportunity For Sale

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Single-Tenant NNN Industrial Offering

Fully-Leased Manufacturing facility with
attractive annual rent escalations

1205 E Summit Street, Maquoketa, IA

- Price: \$1,075,000
- Cap Rate: 9.22%
- 3% rent escalations
- Size: 27,500 SF
- Price Per SF: \$39.09

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For Sale

Executive Summary

Colliers is pleased to present an exceptional industrial real estate opportunity in Maquoketa, IA, fully leased to Mallard Manufacturing. Mallard has been in the building for several years and recently extended their lease for an additional three-year term starting on January 1, 2025, reinforcing the importance of this mission-critical facility to their operations.

In addition to their current lease, Mallard Manufacturing has expanded by leasing additional space in a nearby facility, further demonstrating their strong commitment to the Maquoketa market and their growing customer base. This property offers a stable investment with a tenant firmly established in the area. Mallard is poised for tremendous growth as MacLean-Fogg Company, a leading family-owned manufacturing enterprise, and Mallard Manufacturing, a provider of custom gravity flow storage solutions, jointly announce MacLean-Fogg's acquisition of the Mallard business.

Investment Highlights

NOI:	\$ 99,137.50 as of 1/1/26
Lease Rate:	\$3.50/SF NNN
Escalations:	3% Annual
Lease Term:	3 Year extension, 1/1/25 commencement
Extension Options:	None



Interior Photos



Tenant Profile



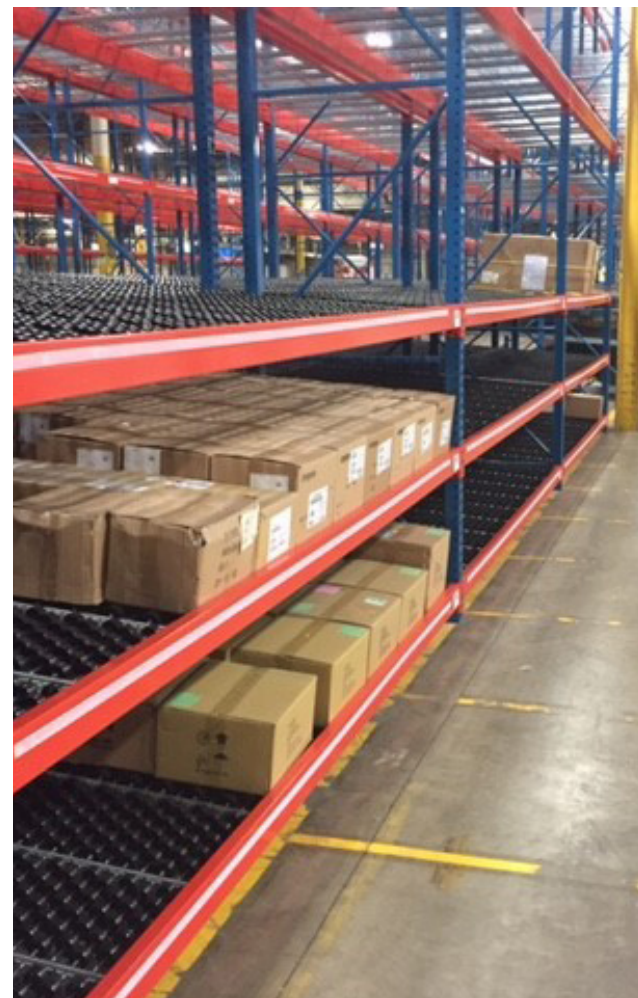
Mallard Manufacturing stands at the forefront of gravity flow solutions, specializing in pallet flow, carton flow, and gravity conveyor applications that optimize warehousing and distribution processes.

Since 1960, they have adapted to the ever-evolving industrial landscape to harness the power of gravity to maximize space and productivity with streamlined, reliable solutions. At Mallard Manufacturing, they redefine the standards for efficient warehousing and distribution with powerful yet “power-free” solutions that meet the dynamic needs of their clients.

Property Information

1205 E Summit Street, Maquoketa, IA

Built:	1994
Renovated:	1997
Square Feet:	27,500 SF <ul style="list-style-type: none">• Industrial: 26,500 SF• Office: 1,000 SF
Acres:	7.21
Loading:	4 dock doors w/ levelers, 2 drive-ins
Construction:	Steel
Floor:	6" reinforced concrete
Roof:	Standing Seem Metal



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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