

# INDUSTRIAL BUILDINGS FOR SALE

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1655 140TH ST | CLARENCE, IA 52216



**SALE PRICE: \$1,375,626**

**SIZE: 65,506 SF / 4.37 AC**

 **CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

# PROPERTY OVERVIEW

Formerly a Purina food distribution facility, this industrial-zoned property offers exceptional operational potential. Located directly off Highway 30 with excellent regional access, it is approximately 40 minutes from Cedar Rapids, providing an ideal base for distribution, manufacturing, or related industrial use.

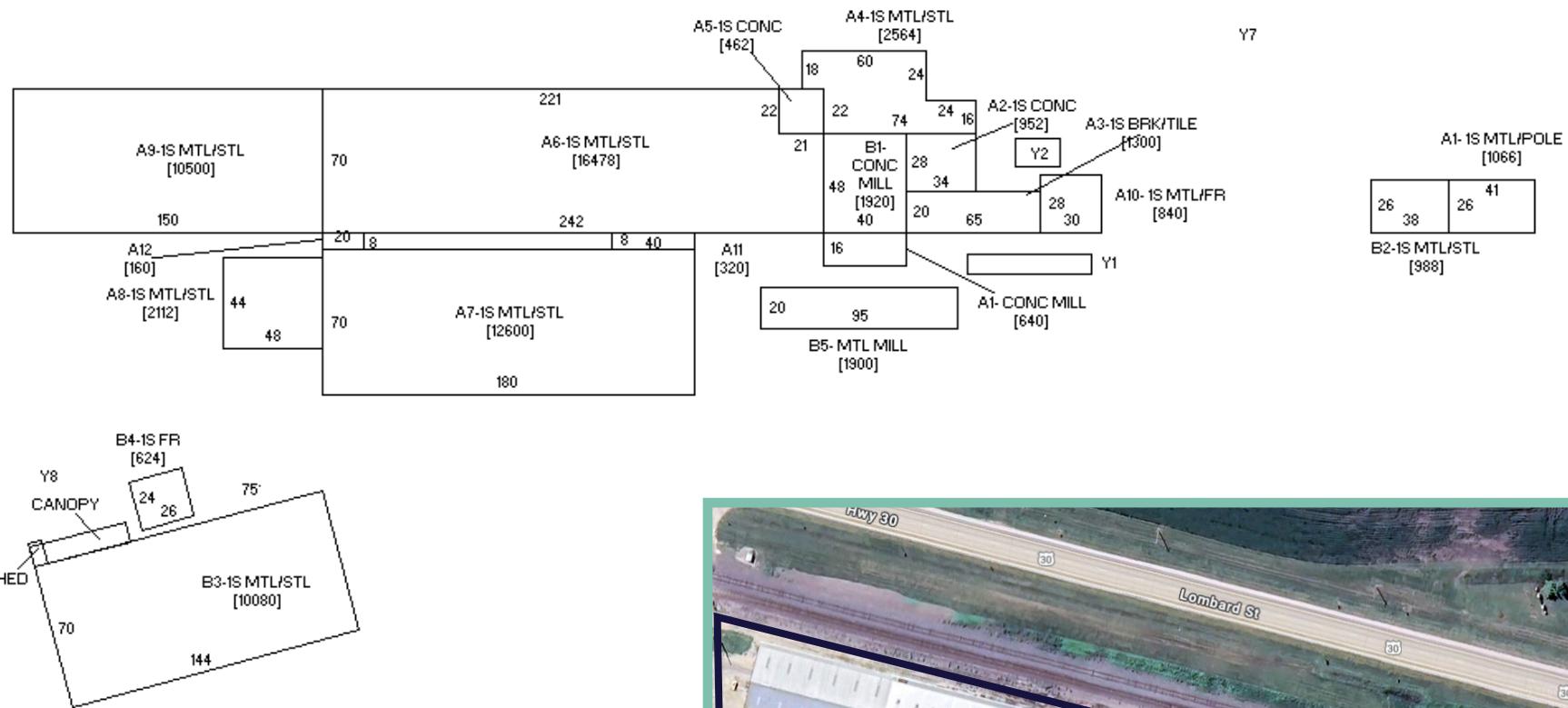
**Sale Price** \$1,375,626

**Building Size (SF)** 65,506

**Land Size (AC)** 4.37

**Zoning** I- Industrial





# FLOOR PLAN

# CLARENCE, IA OVERVIEW



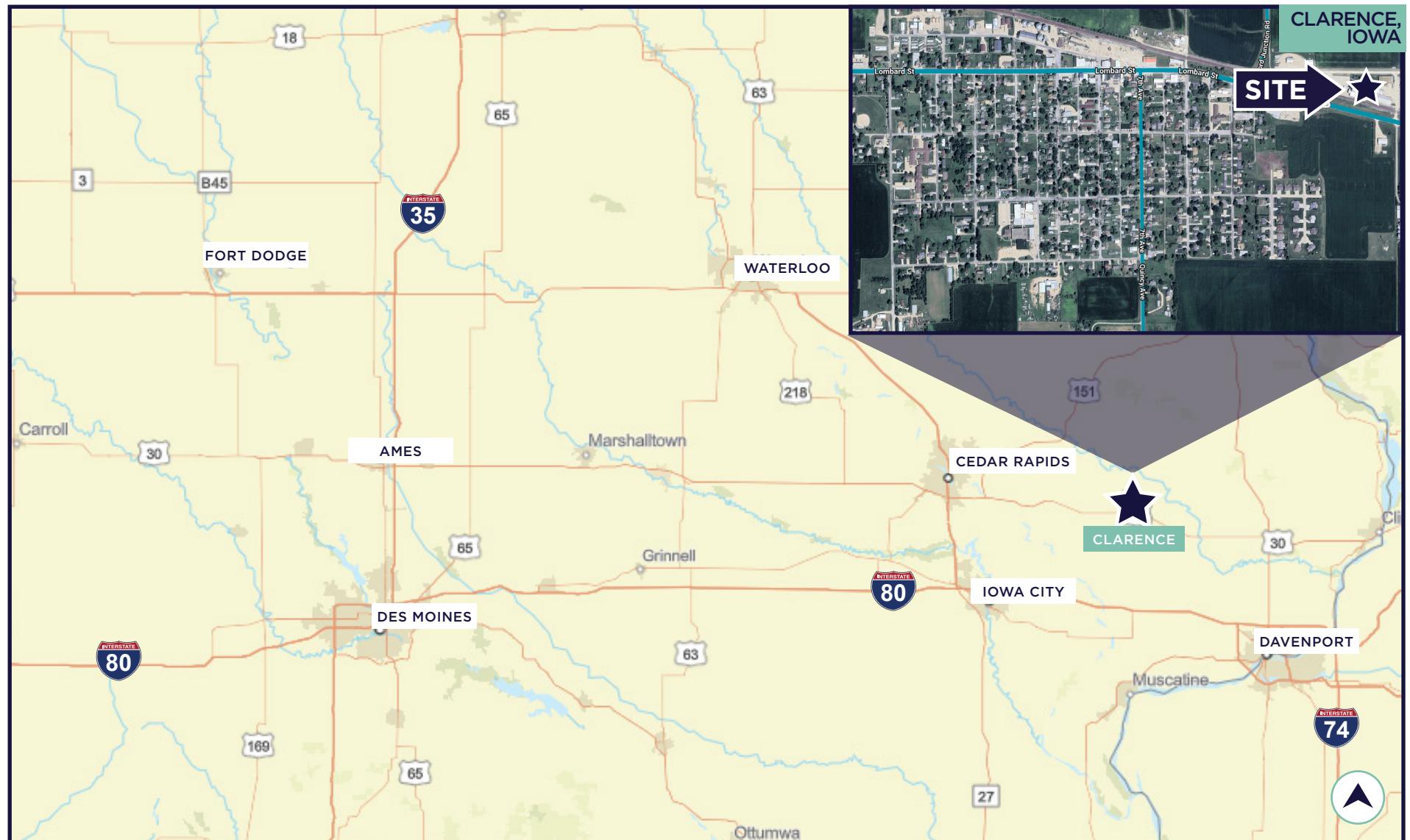
16 MILES TO  
**I-80**



36 MILES TO  
**CEDAR RAPIDS**



## 48 MILES TO **DAVENPORT**





# CONTACT

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