



# FOR SALE

**3107 SHELBY ST**  
HARLAN, IA 51537

## CONTACT

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# PROPERTY HIGHLIGHTS

FLEX/OFFICE SPACE

SALE PRICE: \$1,630,000



**BUILDING SIZE:** 54,327 SF



**USE:** Potential Self Storage or Data Center redevelopment opportunity



**YEAR BUILT:** 2004



**CLEAR HEIGHT:** 12'



**DOCK DOORS:** 2



**DRIVE-IN DOORS:** 1



**WAREHOUSE:** 2,300 SF



**ON-SITE GENERATOR**



**POWER:** 1200 Amp 480/277V electrical service



**6" WATER MAIN TO BUILDING**



**SPRINKLERS:** Wet sprinkler system



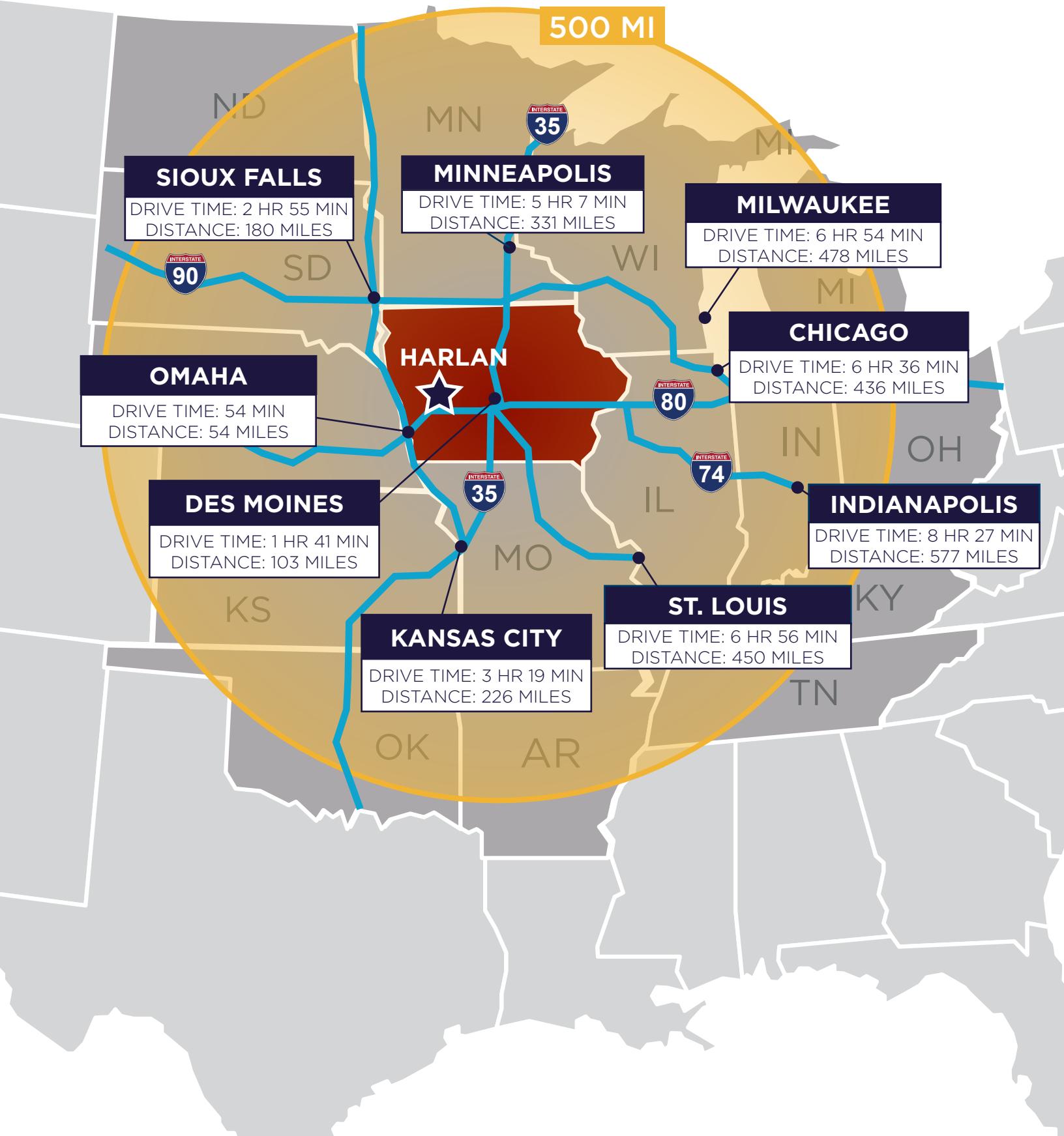
**COLUMN SPACING:** 24' x 38'



**PARKING:** +/- 300 Spaces (Resurfaced in 2022)



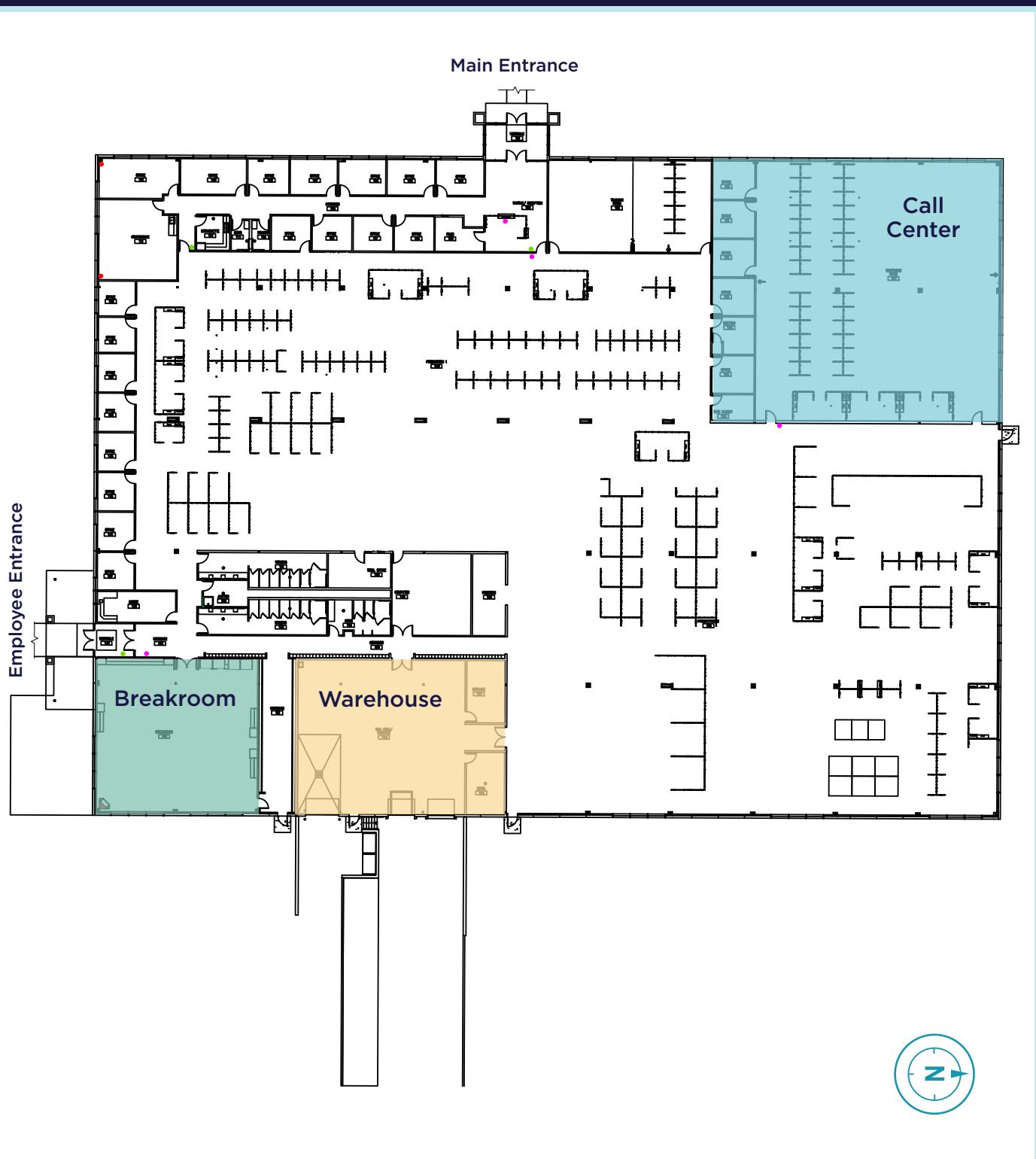
# PROXIMITY MAP



# FLOOR PLAN



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# GALLERY





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