



FOR SALE

3107 SHELBY ST
HARLAN, IA 51537

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
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PROPERTY HIGHLIGHTS

FLEX/OFFICE SPACE
SALE PRICE: \$1,630,000



BUILDING SIZE: 54,327 SF



ON-SITE GENERATOR



USE: Potential Self Storage or Data Center redevelopment opportunity



POWER: 1200 Amp
480/277V electrical service



YEAR BUILT: 2004



6" WATER MAIN TO BUILDING



CLEAR HEIGHT: 12'



SPRINKLERS: Wet sprinkler system



DOCK DOORS: 2



COLUMN SPACING: 24' x 38'



DRIVE-IN DOORS: 1



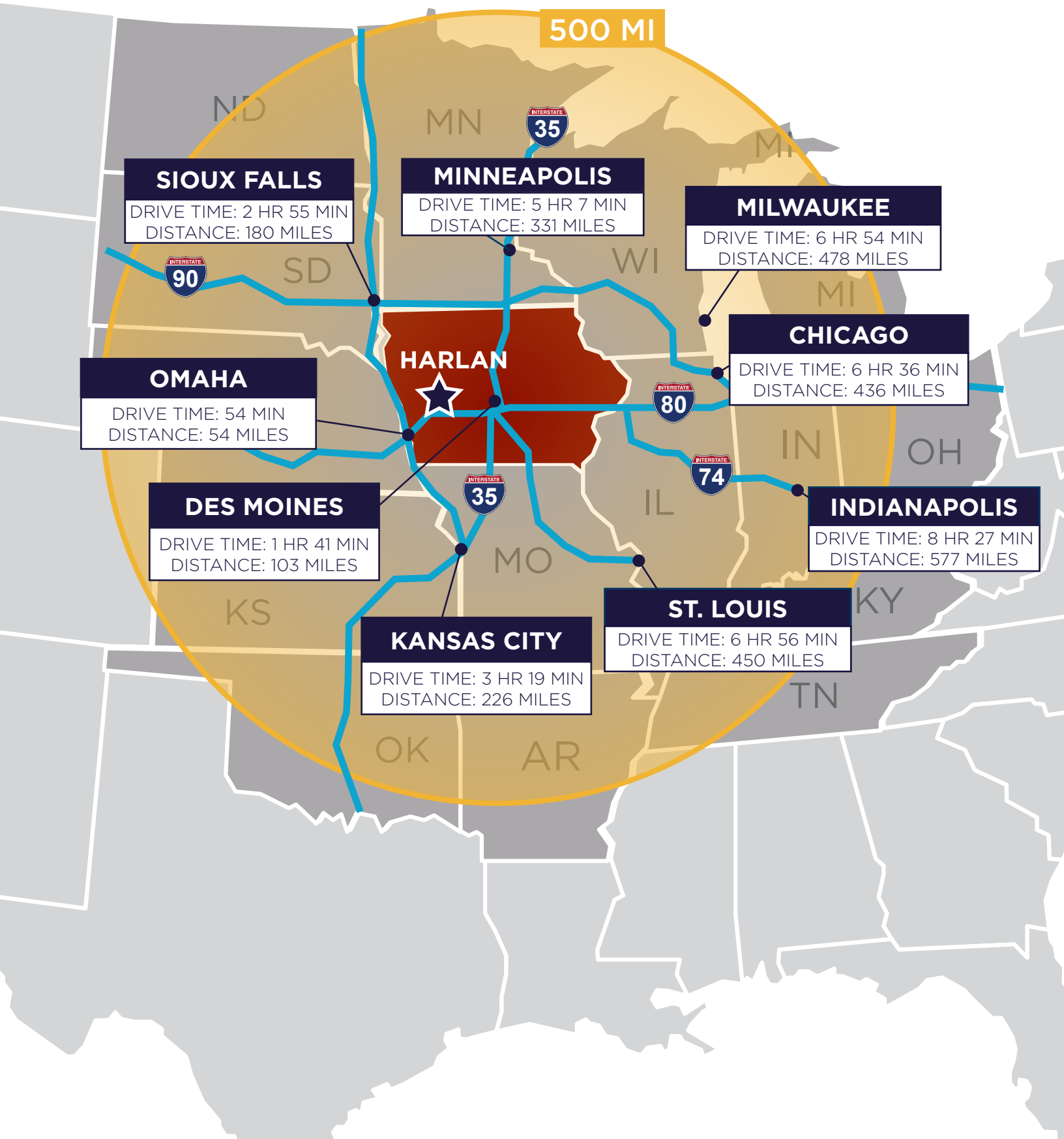
PARKING: +/- 300 Spaces
(Resurfaced in 2022)



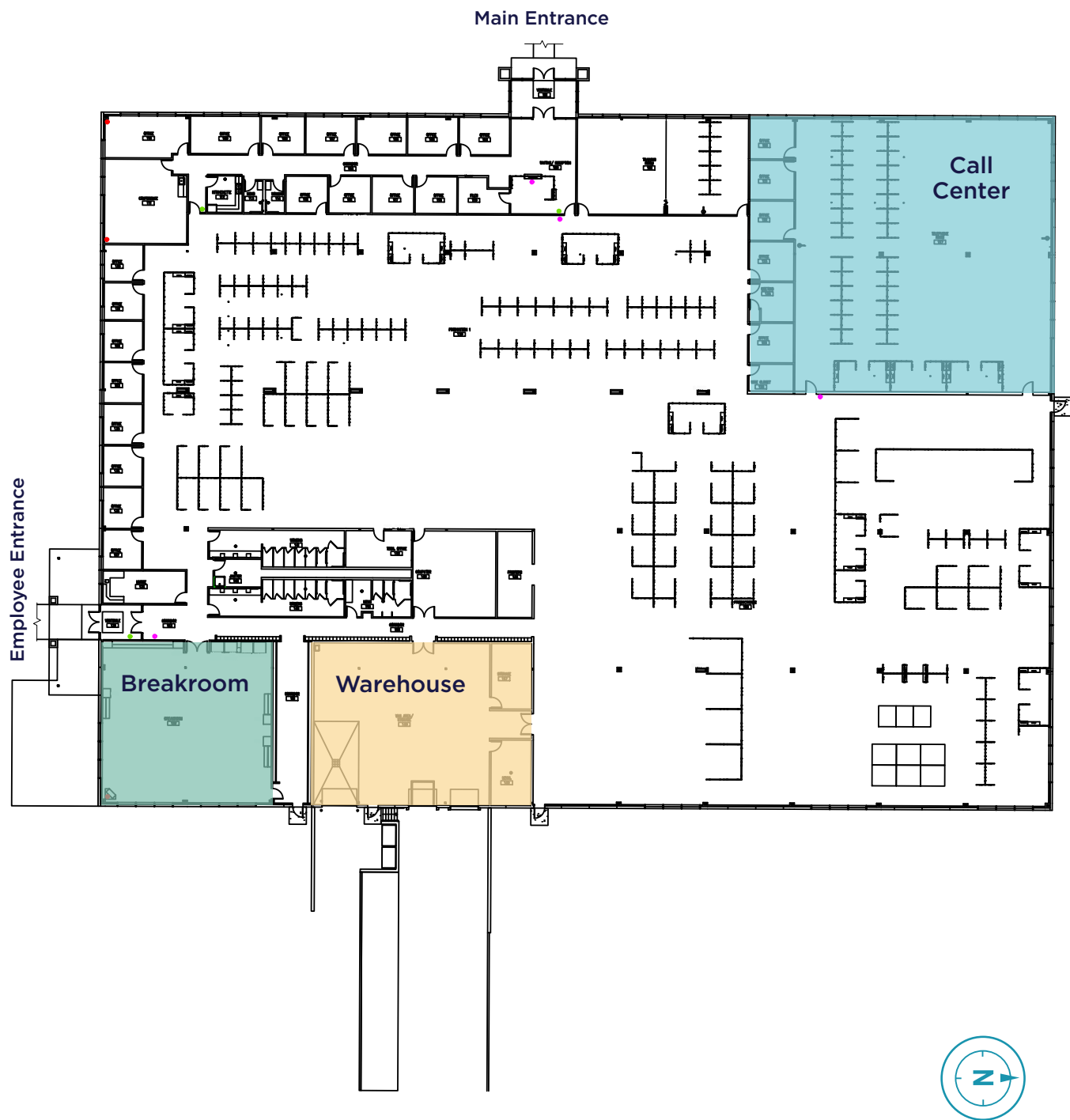
WAREHOUSE: 2,300 SF



PROXIMITY MAP



FLOOR PLAN



GALLERY



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BREAKROOM



**WAREHOUSE \ DOCK
AREA**



TRAINING ROOM



CALL CENTER





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