

# INDUSTRIAL FOR SALE

2121 S. 7<sup>th</sup> Street | Council Bluffs, IA 51501 | \$4,300,000

2121 S. 7TH ST.

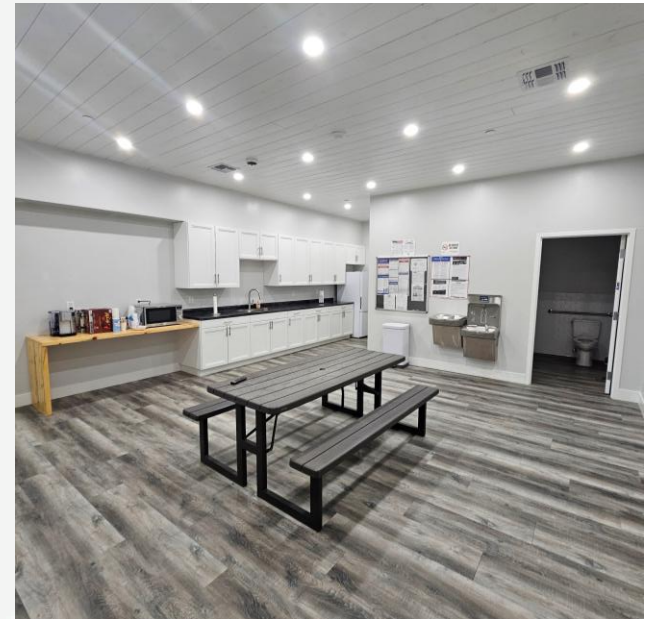
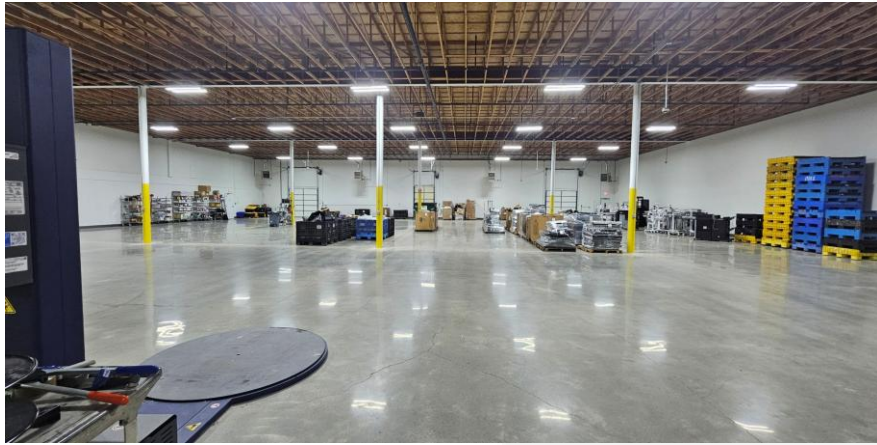
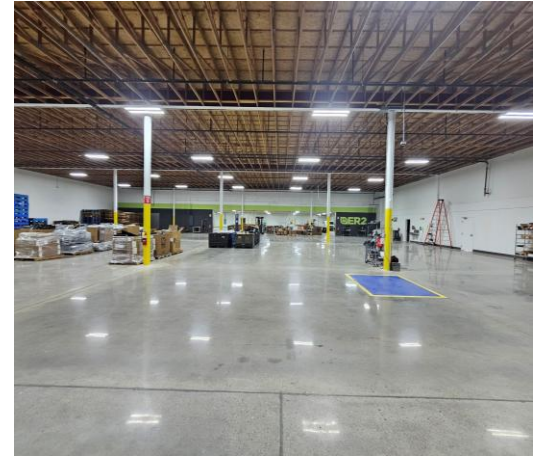


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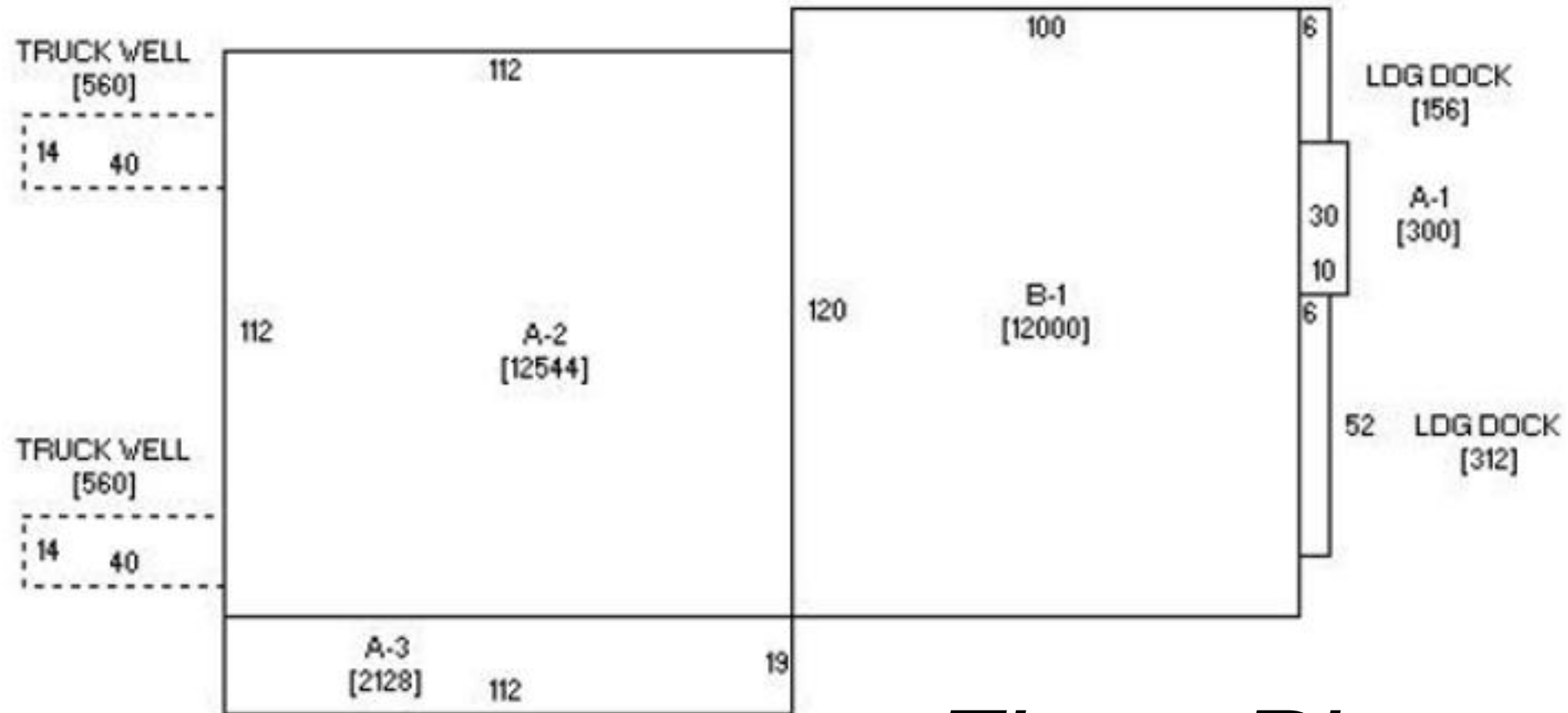
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# Images

2121 S. 7<sup>th</sup> Street Council Bluffs, IA 51501



# Floor Plan

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Type of listing	Industrial
Sale Price	\$4,300,000
Design	Single – Tenant Owner Occupied
Number of Buildings	1
Lot Size	50,965 Sq. Ft.
Warehouse Sq. Ft.	24,844 Sq. Ft.
Zoning	General Commercial
Taxes	\$58,705 (2024)
Year Built / Renovated	1961 / 1999, 2022, 2023
Central HVAC	Office Only
Heating:	Forced Air
Dock Doors:	2 Grade level , 2 Dock High
Office Sq. Ft.:	2,128 Sq. Ft.

A fully renovated, single-tenant industrial warehouse totaling **26,972 SF** on a **1.17-acre** site at **2121 South 7th Street in Council Bluffs, Iowa.**

Originally constructed in **1961/1999**, the property underwent a **comprehensive interior and exterior renovation in 2022–2023**, bringing it to **good condition** with a strong remaining economic life.

The building features approximately **24,844 SF of warehouse space** and **2,128 SF of office**, with **18'–24' clear heights**, **two dock-high doors**, **two grade-level doors**, and **surface parking for 20 vehicles**. Upgrades include a new roof on the office/retail store, concrete parking lot, docks, new HVAC in east warehouse area, electrical systems, LED lighting, polished warehouse floors, updated office finishes, and ADA-compliant restrooms. The east warehouse area has a 6-year-old roof.

Zoned **General Commercial (C-2)**, the property is **100% owner-occupied**, well-located within the **Omaha–Council Bluffs market** and is highly versatile for several commercial and industrial uses.

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# Property Info

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# Aerial

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