

INDUSTRIAL FOR SALE

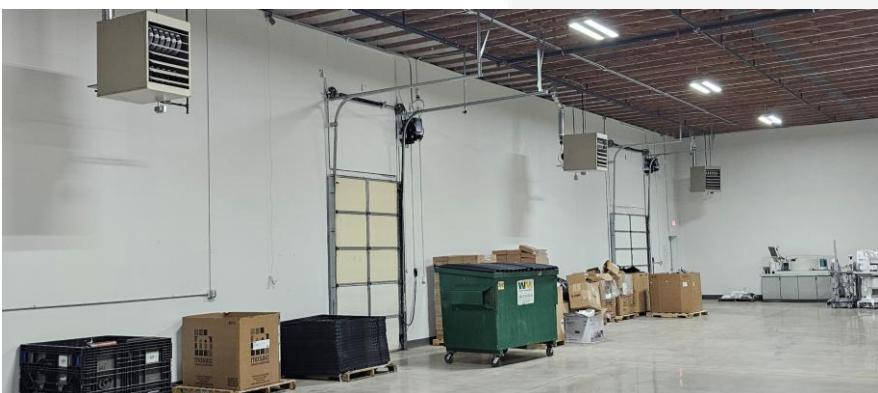
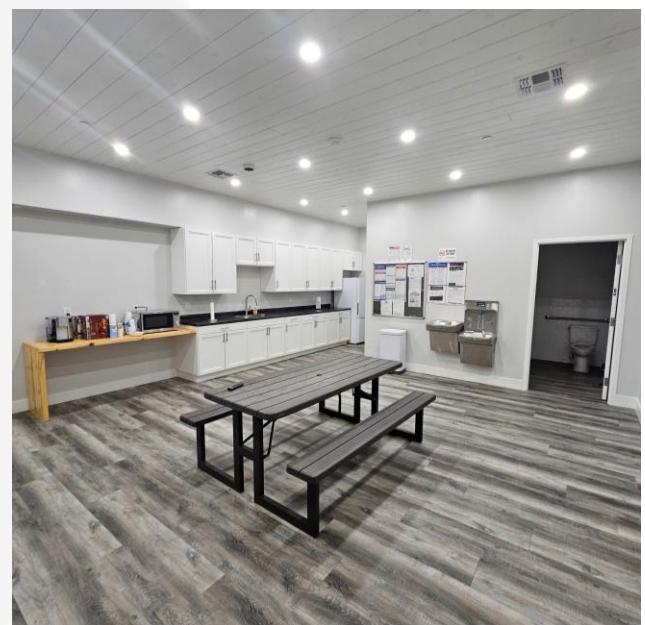
2121 S. 7th Street | Council Bluffs, IA 51501 | \$4,300,000



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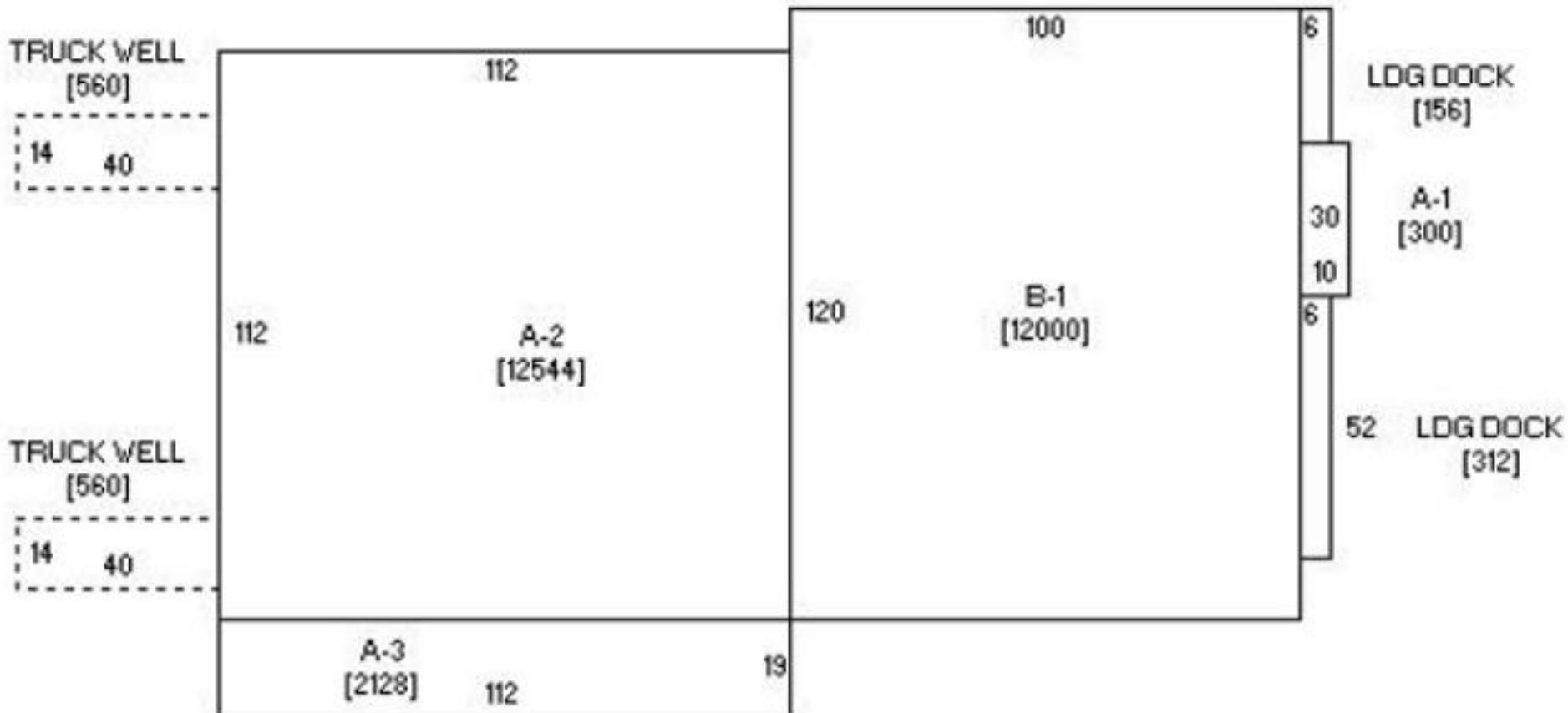


Images

2121 S. 7th Street Council Bluffs, IA 51501



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Floor Plan

2121 S. 7th Street Council Bluffs, IA 51501

Type of listing	Industrial	
Sale Price	\$4,300,000	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 .
Design	Single – Tenant Owner Occupied	
Number of Buildings	1	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.
Lot Size	50,965 Sq. Ft.	
Warehouse Sq. Ft.	24,844 Sq. Ft.	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.
Zoning	General Commercial	
Taxes	\$58,705 (2024)	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.
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.	

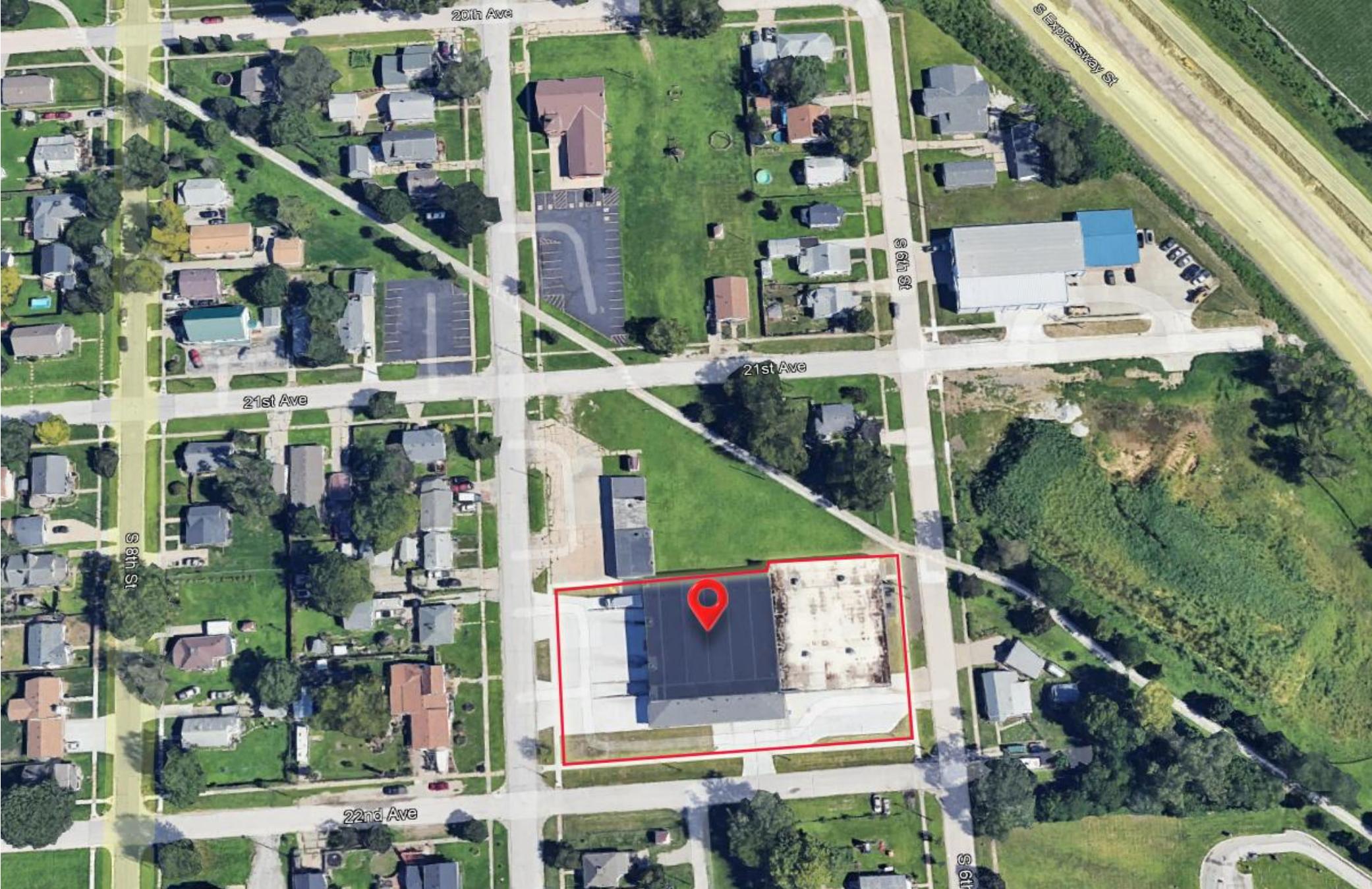
Industrial For Sale

2121 S. 7th Street Council Bluffs, IA 51501

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Property Info

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Aerial

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