



# FOR SALE INDUSTRIAL BUILDING

**\$720,000 | 14,400 SF | 2.29 ACRES**

525 LAWLER STREET  
IOWA FALLS, IA 50126

**JORDAN BOUSLOG**  
Vice President  
+1 515 402 9131  
[jbouslog@iowaca.com](mailto:jbouslog@iowaca.com)

**BRANDON FITZ**  
Senior Associate  
+1 515 226 8016  
[bfitz@iowaca.com](mailto:bfitz@iowaca.com)

**MARK E. TIMMINS, J.D.**  
Vice President  
+1 515 988 2765  
[mtimmins@iowaca.com](mailto:mtimmins@iowaca.com)

# PROPERTY FEATURES

- 14,400 SF Industrial Building
- 1,500 SF office renovated in 2016
- 1 drive-In and 1 dock door
- 30 tons of forced air conditioning (6 AC units) for warehouse
- Reznor heater runs for entire warehouse
- Office has separate AC/Heat
- OSHA compliant
- Air compressor and piping can be available for purchase



## UTILITIES

<b>Water/Sewer</b>	Iowa Falls City Services
<b>Gas</b>	Alliant Energy
<b>Electric</b>	Midland Power Cooperative

# PROPERTY INFORMATION

<b>Address</b>	525 Lawler Street
<b>City</b>	Iowa Falls
<b>State</b>	Iowa
<b>Site Area (Acres)</b>	2.29 (additional 2.2 acres available)
<b>Total Building Size (SF)</b>	14,400
<b>Zoning</b>	I- Industrial
<b>Parking Spots</b>	Approx. 13
<b>Story Height</b>	One with mezzanine
<b>Year Built</b>	1994
<b>Year Renovated</b>	2016



# LOCATION

## 5 MILE TARGET RADIUS STATISTICS

Total Population	6,275
Total Employees	3,667
Total Households	2,591
Avg. Household Income	\$60,456



STREET NAME	TRAFFIC COUNT
140th St	1,607
S River St	1,310
S Oak St	12,069



**JORDAN BOUSLOG**

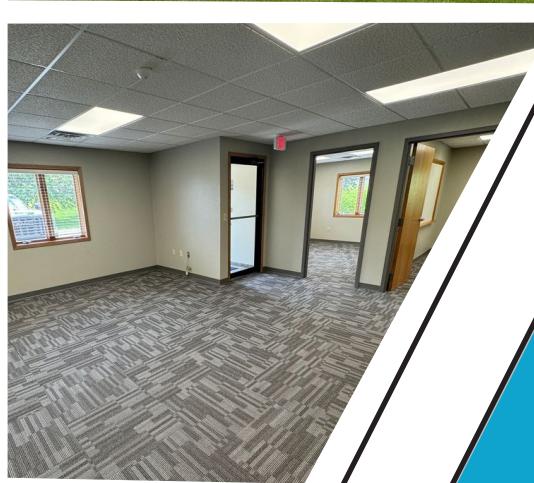
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