



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors



# FOR SALE INDUSTRIAL BUILDING

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

525 LAWLER STREET  
IOWA FALLS, IA 50126

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# 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 seperate 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

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



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