



OFFERING SUMMARY

Sale Price:	\$2,450,000
Building Size:	46,646 SF Total 36,000 SF warehouse 6,000 SF paint booth 4,646 SF office
Lot Size:	12 AC
Clear Height:	24' - 30'
Year Built:	2008
Zoning:	I2 (Heavy Industrial)

LOCATION OVERVIEW

Situated within the certified E. Eddy Saylor Industrial Park, 1525 E. Eddy Saylor Parkway offers excellent regional and local connectivity. The site is less than one mile to U.S. Highway 34 and just 1.5 miles from the I-35 Interchange, providing efficient access to Des Moines (40 miles north) and Kansas City (150 miles south). Osceola continues to grow as a regional employment hub, supported by steady population growth and a strong base of manufacturing, logistics, and food production industries.

PROPERTY HIGHLIGHTS

- Six (6) oversized overhead doors (approximately 20'2" wide and 18'-20' tall) with two (2) drive-thru bays and paint booth access for optimal circulation
- 500 kVA, 3-phase transformer with adjacent electrical substation
- Geothermal heating/cooling system with in-floor radiant heat and a separate forced-air system serving the paint booth
- Additional structure: ±1,960 SF sandblasting/auxiliary hoop building (2024)
- 5.5 acres of excess land for future expansion or additional development opportunities

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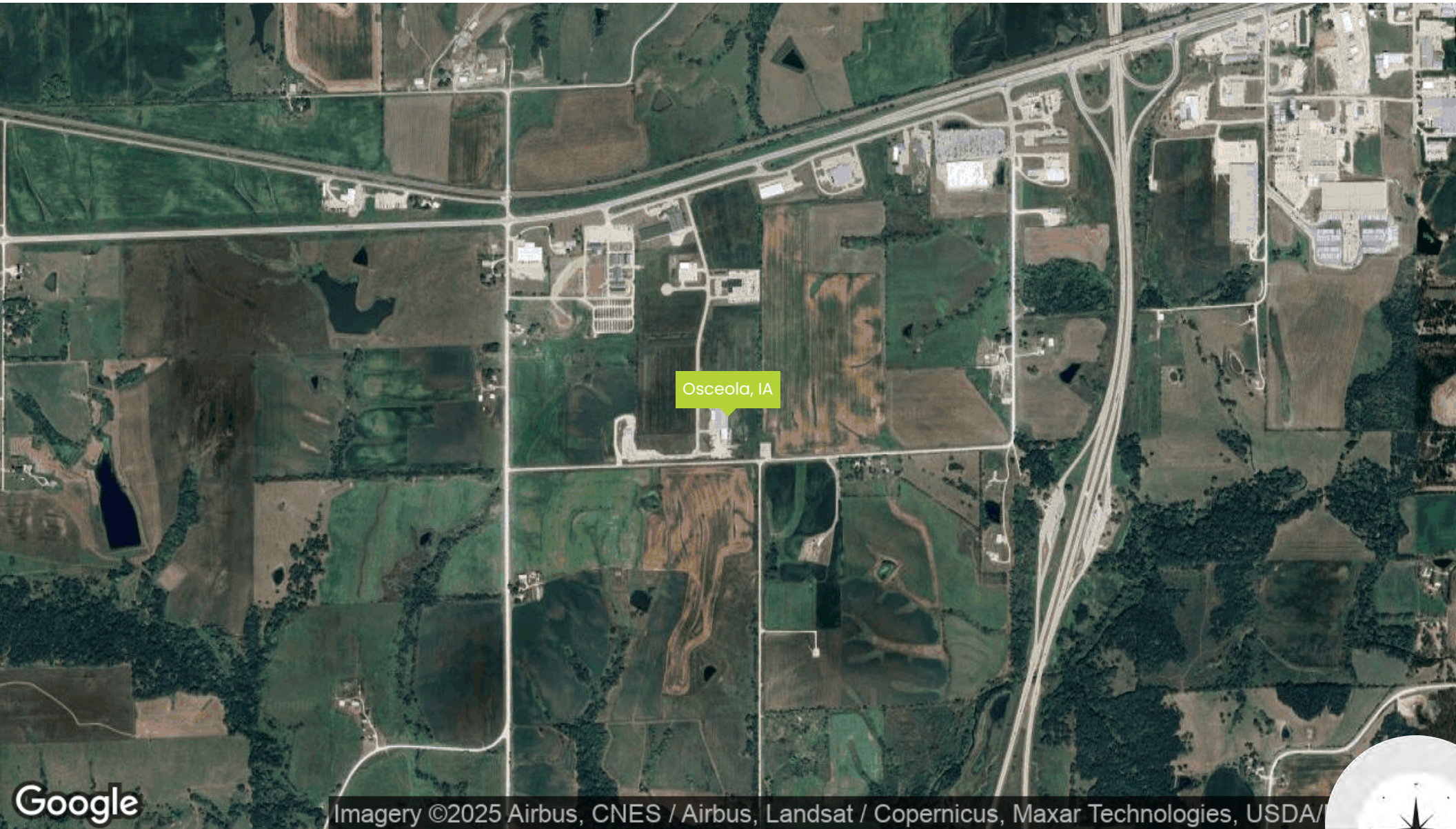
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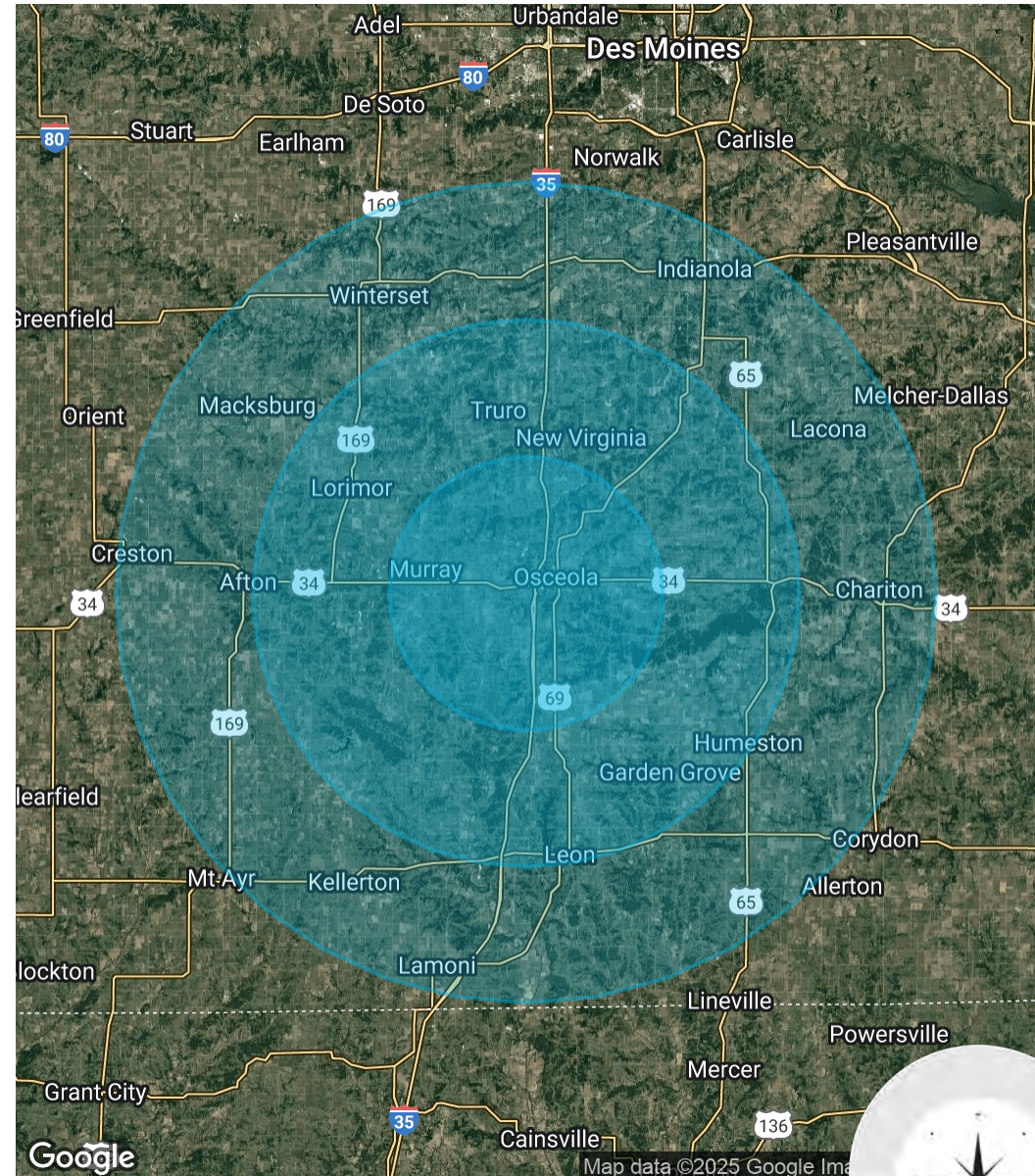
1525 E EDDY SAYLOR PKWY

Osceola, IA 50213

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	9,060	23,055	72,993
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	3,582	9,144	28,728
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,565	\$96,858	\$98,695
Average House Value	\$200,849	\$257,844	\$260,630

Demographics data derived from AlphaMap



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