



Colliers

For Lease

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301 Northwestern Ave Chariton, IA 50049

Industrial Distribution/Manufacturing Center ±52,500 SF Available For Lease

- **Versatile 52,500 SF Facility:** Includes ±50,000 SF of functional industrial space and ±2,500 SF of office; ideal for distribution, manufacturing, or value-add operations
- **Well-Equipped for Logistics:** Features 4 dock doors, 2 drive-in doors, and 22' clear height
- **Strategic 9.29-Acre Site:** ML-zoned parcel allows for outdoor storage or potential expansion; 50 parking stalls on-site
- **Lease Rate:** Offered at just **\$3.95/SF NNN**, offering excellent value for regional users priced out of larger metro markets such as Des Moines

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Accelerating success.

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Property Highlights

Address: 301 Northwestern Ave, Chariton, IA 50049

PID: 0729451001

Building SF: ±52,500 Total SF
±50,000 SF - Industrial
±2,500 SF - Office

Site Size: 9.29 acres

Zoning: ML - Light Manufacturing

Year Built: 1973

Loading: 4 dock doors, 2 drive-ins

Clear Height: 22'

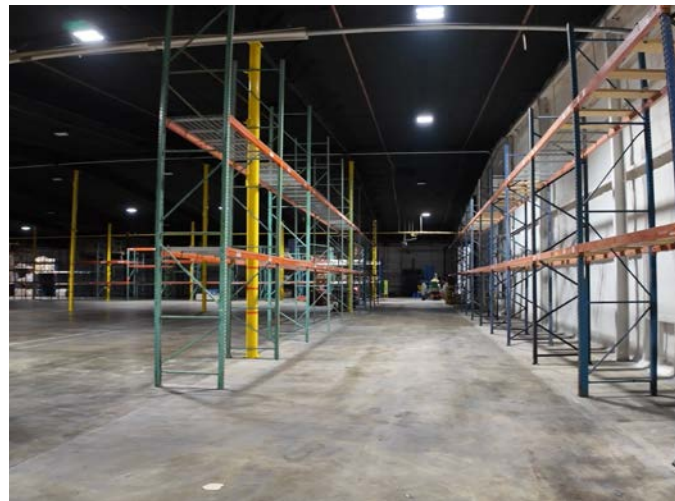
Walls: Spray foamed & painted white

Ceilings: Batt insulated & painted black

Racking: Available if needed

Parking: 50 spaces

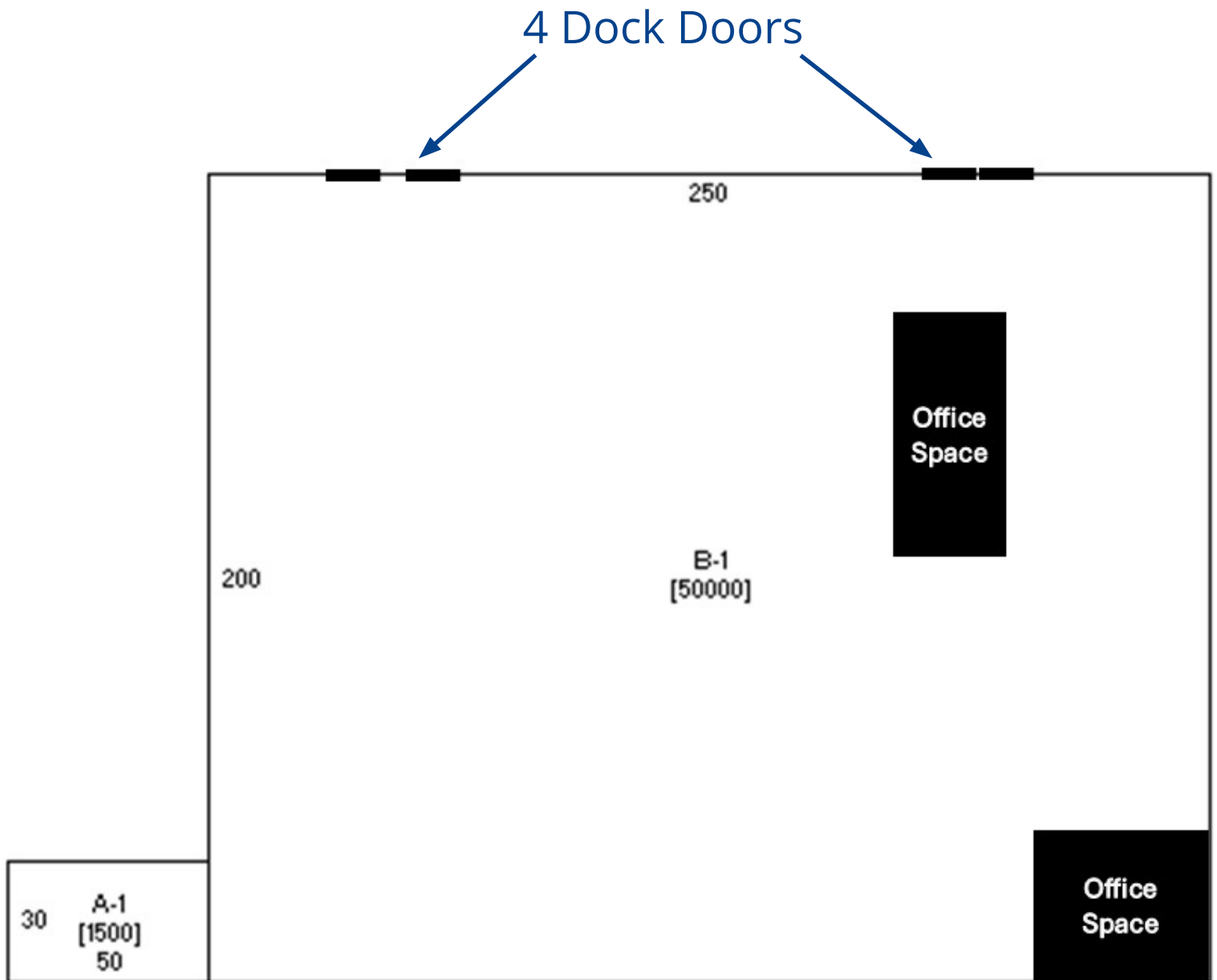
Lease Rate: \$3.95/SF NNN



[Click Here for a Video Tour](#)



Floor Plan



Location Overview

Lucas County



Population

8,650 (2024)



Workforce

63% of population
between ages 19-75



Median
Household
Income

\$66,639 (2024)



Businesses

375 (2024)

Web Links

<https://www.chariton.org/>

<https://lucascounty.iowa.gov/>



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