

# INDUSTRIAL INVESTMENT OPPORTUNITY

209 Franklin St

Size: 10,340 SF

209 FRANKLIN ST  
CENTER POINT, IA 52213

**ANGIE GLICK-MARTIN, SIOR**

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**RACHEL WATERS**

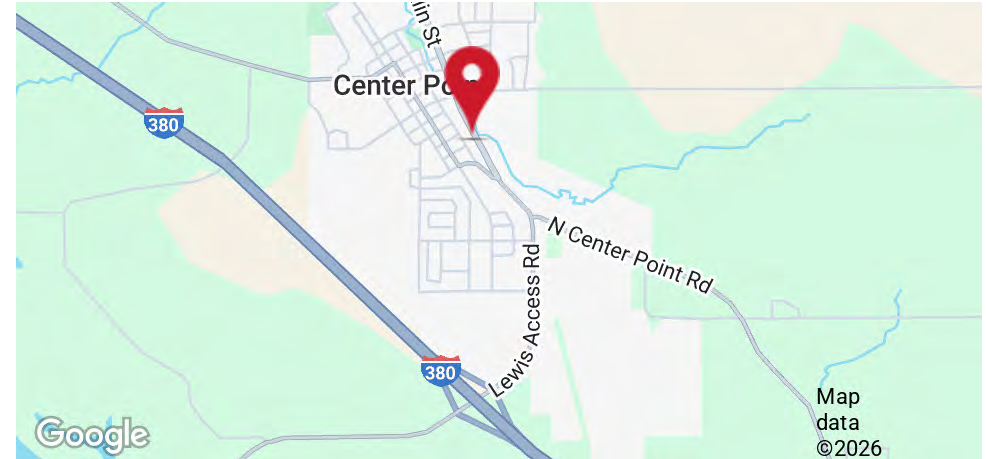
319.731.3435

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427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                        |                                |
|------------------------|--------------------------------|
| Sale Price:            | \$475,000                      |
| Net Real Estate Taxes: | \$3,932.00                     |
| Building Size:         | 10,340 SF                      |
| Lot Size:              | 0.522 Acres                    |
| Price / SF:            | \$45.94                        |
| Year Built:            | 1969                           |
| Zoning:                | M-1, Light Industrial District |

### LOCATION OVERVIEW

Located in the heart of Center Point, within approximately one mile of I-380.

### PROPERTY OVERVIEW

Rare investment opportunity in the heart of Center Point with quick access to I-380. The building is fully leased to a single retail distribution tenant through May 2028, offering immediate, stabilized income. The property includes a showroom/waiting area, three restrooms, two private offices and a breakroom with kitchenette. The building features four front-facing garage doors and two side garage doors. Recent improvements include four new garage doors, new concrete in the parking lot, a new HVAC system, and a new roof. Ample on-site parking is available in front, along the side, and behind the building. The property also features a large monument sign for visibility.

### PROPERTY HIGHLIGHTS

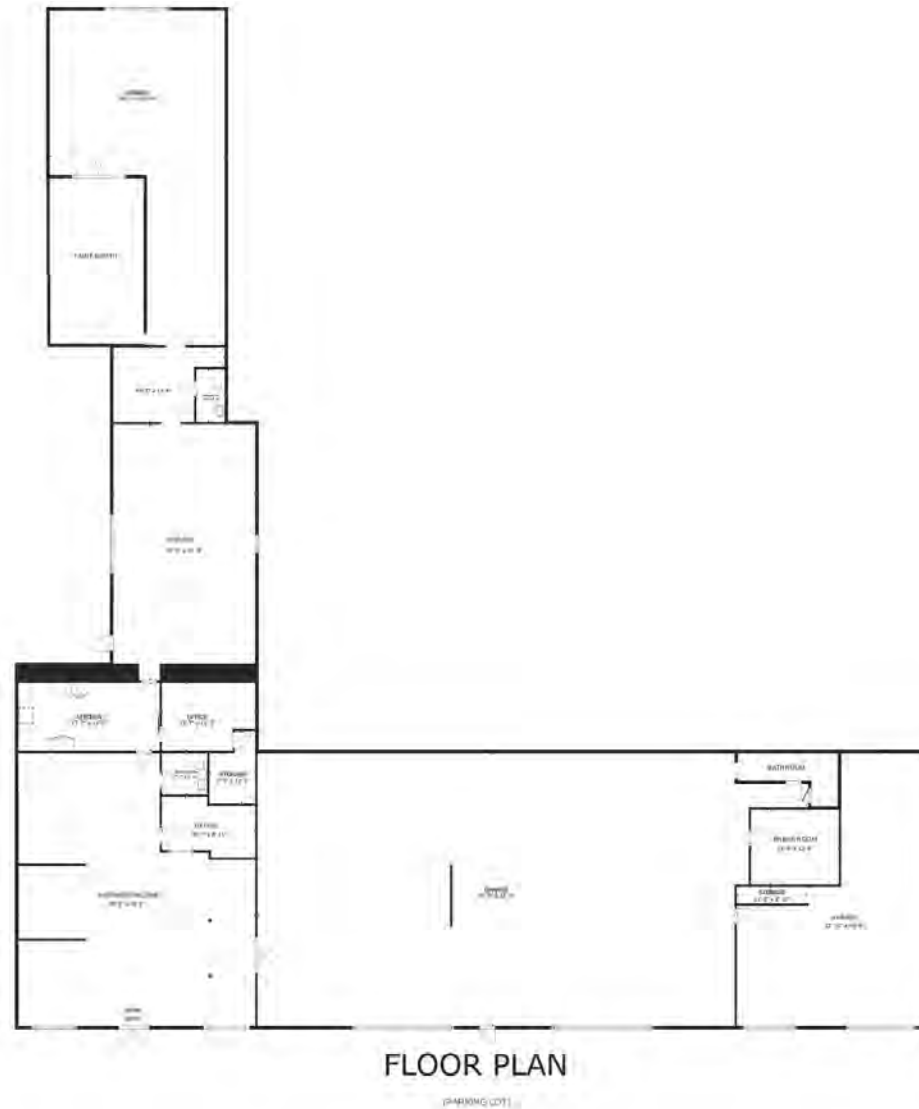
- Can be used for single or multitenant use
- New concrete lot, metal roof, HVAC, overhead doors & mechanicals

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

## FLOOR PLAN



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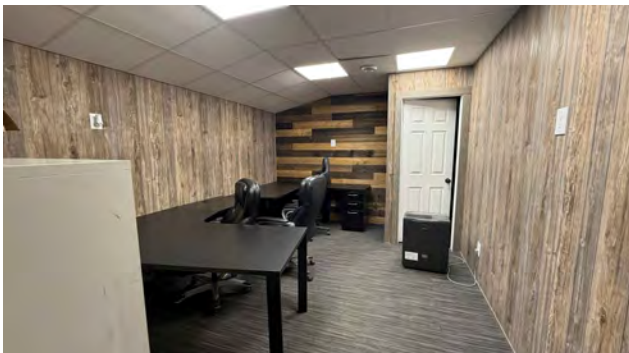
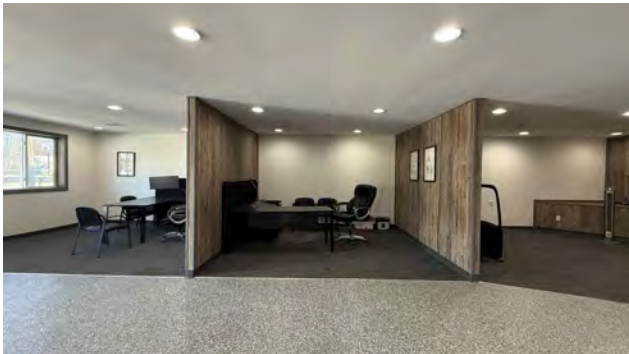
ADDITIONAL PHOTOS



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AERIAL MAP



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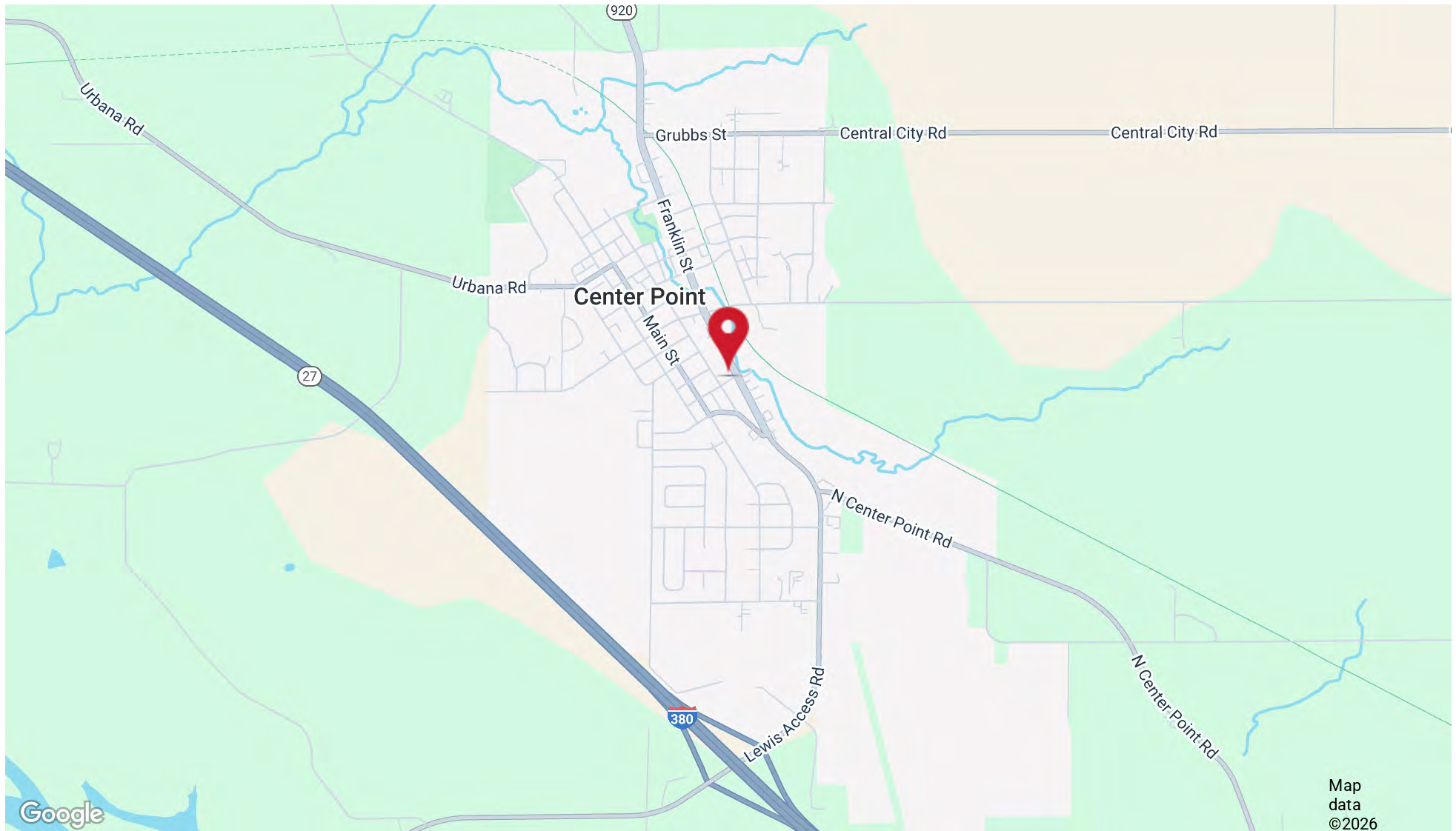
RETAILER MAP



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LOCATION MAP



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