

## FOR SALE | Multi-Tenant Investment Properties



### PROPERTY DETAILS

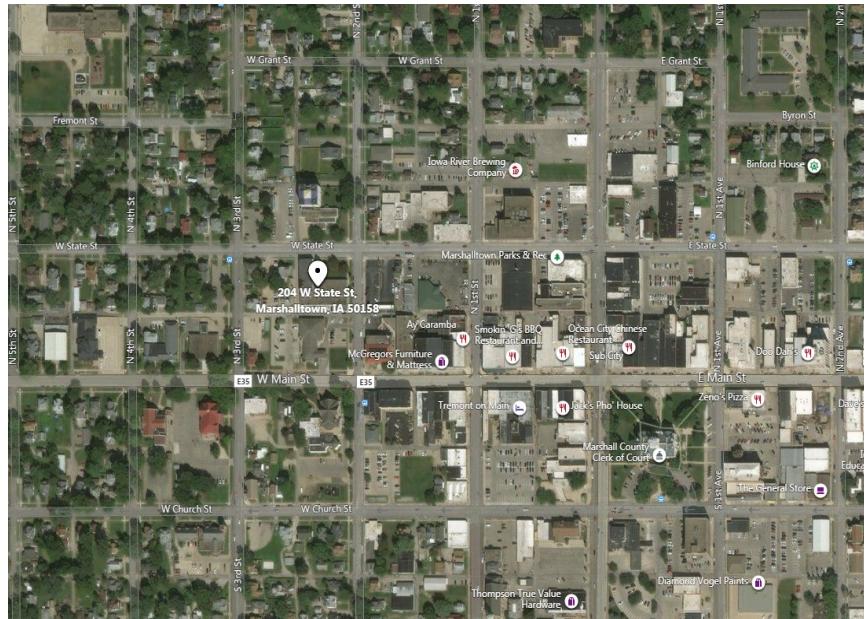
**General Use:** Office

**Square Footage:** Approx. 21,804 SF

**Sale Price:** \$1,400,000

### PROPERTY FEATURES

- Located just northwest of the town square in downtown Marshalltown
- Two government-leased office buildings
- 60% occupied as of Oct. 1, 2020
- Below market lease rates
- Plenty of parking
- Easily accessible to Hwy 14 and Hwy 330
- Located in the county seat
- One hour to downtown Des Moines



For more information please contact:

**Ben Brackett**

515.556.4596 | [ben@fergusoncres.com](mailto:ben@fergusoncres.com)

**Brokerage**

**Property Management**

**Consulting**

**Development**

**Address** | 1840 NW 118th St, Suite 100, Clive, IA 50325   **Office** | 515.440.0400   **Website** | [www.fergusoncres.com](http://www.fergusoncres.com)

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent.



Commercial Real Estate Services

**202, 204 & 210 W State Street**

**Marshalltown, IA 50158**

## At A Glance

- County seat of Marshall County
- City population: 29,461
- Average Household Income: \$65,490
- Home to Marshalltown Community College

## Great Accessibility

- Marshalltown provides great accessibility to key central and eastern Iowa cities. The city is only 30 miles east of I-35 via US Highway 30 while Iowa Highway 14, which intersects in the city, is a major north and south thoroughfare. Highway 330 also provides a direct route to Des Moines.

Des Moines International Airport	1 hour
Ames / Iowa State University	47 minutes
Cedar Falls / Waterloo	1 hour
Iowa City	1.5 hours

## Strong Major Employers

<u>Company</u>	<u>Employees</u>
JBS Swift	2,400
Emerson Electric	1,135
Marshalltown School District	950
Lennox Industries, Inc	915
Iowa Veterans Home	865
UnityPoint Health	400

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**Brokerage**

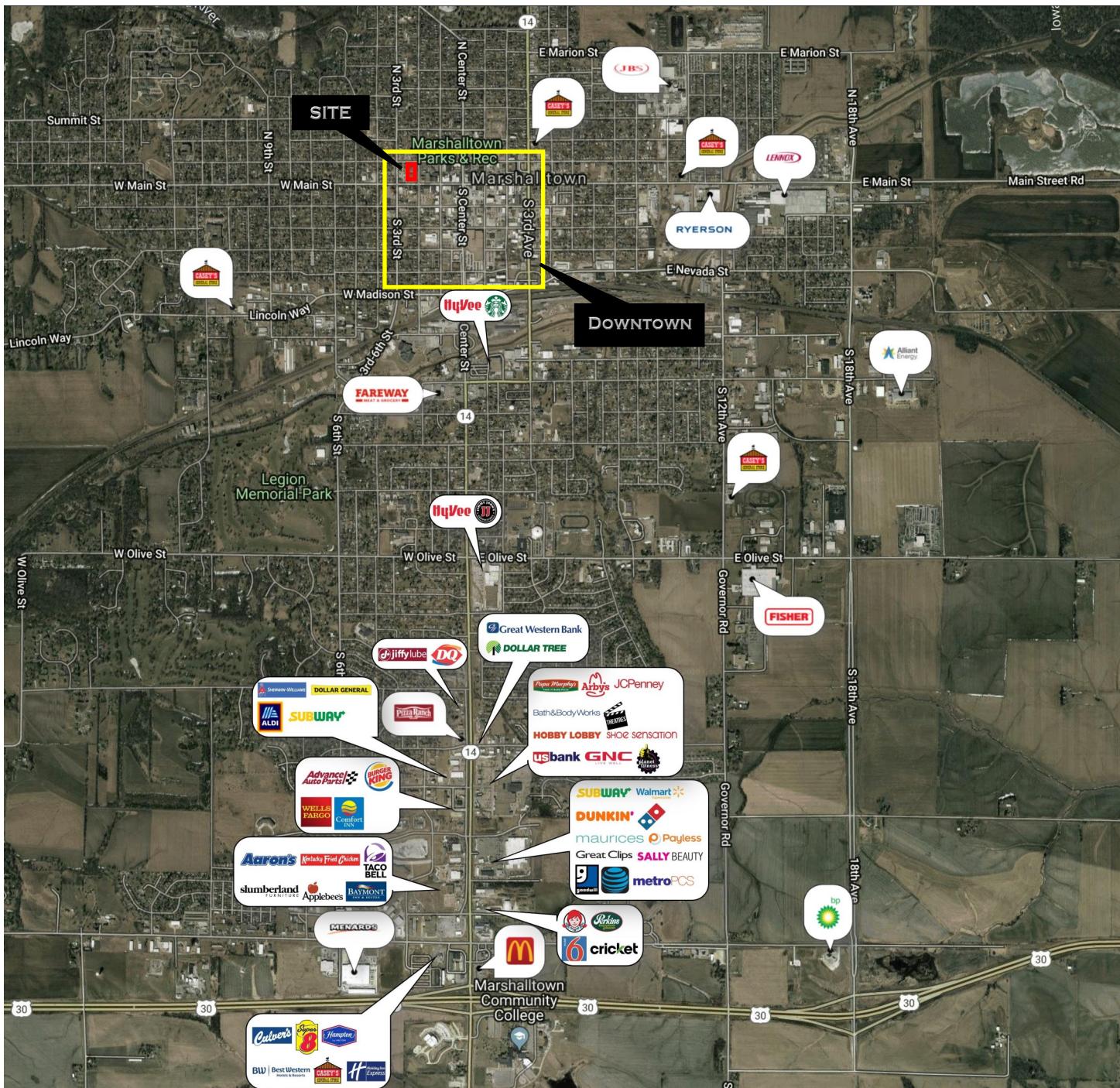
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This form is required by the real estate laws of the State of Iowa.

**DISCLOSURE OF AGENCY RELATIONSHIP**

The undersigned acknowledge that Ben Brackett, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represents FAMI, LLC named below (hereinafter the "Client") with respect to the sale or lease of the following properties: 202, 204, & 210 W State St, Marshalltown, IA

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
  - [1] Material adverse facts known by that party.
  - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
  - [3] Material adverse facts the disclosure of which is prohibited by law.
  - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

**SELLER : FAMI, LLC**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**BUYER :**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_